

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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STAFF RECOMMENDATION

**709 Monroe Street, 1214 and 1216 Rosa L. Parks Boulevard
February 17, 2016**

Application: Demolition; New construction - infill
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Numbers: 08209025300, 08213014500, 08213014400
Applicant: George Israel, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The current proposal is to construct two new buildings on the lots: a four story mixed-use building at the northern half of the property and a two-story commercial building to the south.</p> <p>Recommendation Summary: Staff recommends approval of the setbacks, orientation, mass, scale, height and roof form of this project and that the applicant return for approval of all details such as walls, windows, doors, signage, site features, appurtenances, and lighting.</p> <p>Notes:</p> <ul style="list-style-type: none">• The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.• Any projections over the sidewalk or other public right-of-ways will require approval of Metro Council.	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

3.0 New Construction - where there is minimal historic context or historic context no longer exists

Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*

3.1 General Principles

- 3.1.1 Buildings should be sited on their respective parcels in ways that are appropriate to their context and the context it creates.
- 3.1.2 The architectural styles and forms of new buildings should be appropriate to their context.
- 3.1.3 New buildings should relate to a pattern and rhythm of development consistent with a mixed-use urban neighborhood.
- 3.1.4 New projects have the ability to create place. Proposed projects shall be reviewed both in relationship to its context and the context it creates.
- 3.1.5 The ground floors of new buildings should be designed to encourage pedestrian activity.
- 3.1.6 New construction will be reviewed for height, scale, setback, relationship of materials, texture and color; massing; orientation; and proportion and rhythm of openings.

3.2 Site and Building Planning

- 3.2.1 New development should be sited and designed to encourage pedestrian/human activity on the street. The siting of buildings should acknowledge and reinforce desirable characteristics of the right-of way and streetscape.

Livelier street edges make for safer streets. Ground floor shops and market spaces providing services attract activity on the street. Entrances, porches, balconies, front yards, decks, seating, street lighting, street trees, landscaping and other streetscape elements promote use of the street front and provide places for human interaction. Siting decisions shall consider the importance of these features in a particular context and allow for their incorporation.

3.2.2 Setbacks

The character of a neighborhood or district is often a product of the experience of traveling along its streets. One of the defining characteristics of that experience is how buildings face and are set back from the street.

The guidelines below are not specific to individual parcels or streets. Because street rights of way vary significantly throughout the district it is important to first analyze and consider the desired streetscape prior to establishing the setback and building face for a given project. While the guidelines encourage some buildings at the edge of the sidewalk, locating a building on the property line only 48" from the edge of the existing curb drastically limits and may altogether prohibit the placement of features identified in 3.2.1 and limit the ability of a project to comply with 3.2.1.

It is further the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.

- 1. Commercial Corridor Setbacks (Rosa L Parks and Jefferson Street) – the siting of buildings along major commercial corridors should provide desirable streetscape characteristics: pedestrian oriented businesses and shops at ground level, corner entrances and a consistent building edge abutting the sidewalk.
- 2. Commercial Setbacks (Interior to the District) – Generally, commercial buildings within the district are encouraged to build to the property line/sidewalk.
The intent is to encourage pedestrian oriented development
- 3. Corner Lots: Buildings on corner lots should be oriented to the corner and public street fronts to reinforce the street corner. Buildings should appropriately address setbacks on both streets. Corner lots offer unique opportunities because of their visibility and access from two streets. Corner

pedestrian entrances, towers, turrets, accentuated rooflines, special architectural details, balconies and other design features are encouraged.

4. Residential Setbacks – the space between the building and the sidewalk should provide security and privacy for residents while encouraging social interaction among residents and neighbors.

Within the district the transition between residential buildings and the street varies with the depth of the front setback and the relative elevation of the building to the street.

The following examples illustrate various conditions and suggest how this guideline may be met through setbacks, entry design, landscape treatment and other techniques.

Minimal Front setback – Buildings with little or no front yard should include creative use of landscaping and or window placement and treatment to provide privacy. Recessed entries can be used to provide security and/or weather protection.

Shallow Residential Street Front – Buildings with a shallow setback from the sidewalk provide sufficient area to include balconies or decks, which allow privacy while encouraging visual interaction with the street. Small courtyards, arcades, recessed entries or other similar entry designs may be desirable to provide privacy to ground floor residents.

Deep Residential Setback – Buildings with deep setbacks from the sidewalk provide sufficient privacy through spatial separation to permit more open porches, fenestration and garden space for ground floor residential units. Fences may provide further separation from the sidewalk.

High Bank Residential Street Front – Within the district topography may cause the ground floor of a building to be elevated above pedestrian eye level. Therefore it is easier to achieve a sense of privacy and separation from the street activity – thus creating more opportunity for social spaces

5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain urban street character.

3.2.3 Orientation

1. The primary entrances of buildings shall be clearly identifiable and visible from the street. *Generally this means primary entrances are oriented to the public street.*

The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.

This does not preclude site developments for residential projects from utilizing courtyards and mews. It is intended to foster siting that recognizes the importance of the public street and the transition from the street to the building.

3.2.4 Mass and Scale

1. The mass and scale of new buildings will be reviewed relative to use and location within the District. *Generally taller more massive structures are anticipated at the edges where Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) bound the District. Lower height, smaller scale and less massive structures are predominant at the interior of the District. Third Avenue North is unique in the fact that it is an arterial passing through the eastern part of the District connecting downtown to Metro Center. Therefore as a connecting street with potentially higher traffic volumes more commercial uses, greater densities and taller heights may be appropriate. These guidelines and the Design Review Process are intended to provide a balance between the development potential of a particular site and compatibility of existing and adjacent buildings.*

2. Façade Articulation: New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials particularly on public facades. *For multiple story buildings, the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged.*

Some appropriate techniques for building articulation include but are not limited to:

Modulating the façade by stepping back or extending forward a portion of the façade (articulating a building's façade vertically and/or horizontally in intervals that are informed by existing platting patterns or structures within the District is encouraged)

Pilasters, recesses and or projections

Repeating window patterns at an interval that equals the articulation interval
Providing a balcony, porch, patio, deck, covered entry, bay window (or other special window) or other significant architectural detail for each interval
Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval
Changing materials with a change in building plane (changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone is generally not sufficient to meet the intent of this guideline)

3.2.5 Height

1. New buildings shall be constructed to a height that is compatible with adjacent context.

Consideration of the physical characteristics of a property will be given in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape)

Height, bulk and scale mitigation may be required in two general circumstances:

Projects on or near the edge of a less intensive area. A substantial incompatibility in scale may result from different development standards in the two areas and may be compounded by physical factors such as large development sites, slopes or lot orientation.

Projects proposed on sites with unusual physical characteristics such as large lot size, unusual shape, or topography where buildings may appear substantially greater in height, bulk and scale than that generally anticipated for the area.

Factors to consider in analyzing potential height, bulk and scale impacts include:

- *distance from the edge of an existing structure or less intensive area*
- *differences in development standards between abutting area (allowable building height, width, lot coverage, etc.)*
- *effect of site size and shape*
- *height, bulk and scale relationships resulting from lot orientation (e.g. backlot line to back lot line vs. back of lot line to side lot line)*
- *Type and amount of separation between lots in the different area (e.g. separation by only a property line, by an alley or street, or by other physical features such as grade changes.)*

In many cases, careful siting and design treatment are sufficient to achieve reasonable transition and mitigation of height, bulk and scale impacts. Some techniques for achieving compatibility are as follows:

- *Location of features on-site to facilitate transition such as locating required open space on the zone edge so the building is farther from the lower intensity area.*
- *Treating topographic conditions in ways that minimize impacts on neighborhood development, such as architectural details to give a more human scale to a project, or stepping a project down a sloping site.*
- *In a mixed-use project, siting the more compatible use near the adjoining edge.*

In some cases, reductions in the actual height, bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptance of compatibility. Some techniques that can be used in these cases include:

- *articulating the building's facades vertically or horizontally in intervals that*
- *conform to existing structures or platting pattern.*
- *increasing building setbacks from the zone edge at ground level*
- *reducing the bulk of the building's upper floors*
- *limiting the length of, or otherwise modifying, facades*
- *reducing the height of the structure*
- *reducing the number or size of accessory structures*

2. In the absence of adjacent context with taller heights the following heights are permitted.

Building along Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) are permitted to be 4-6 stories.

The intent is to provide visual interest and permit light, air, and visual openness to the sky plane and modulation of height and massing at the street wall. To signify a unique feature, a corner or important element portions of a structure are not required to set back at the street wall. It is not intended to permit a majority of the project nor an entire block length of six stories unbroken at the street wall.

Within the interior of the District structures are permitted to be 35' in height. Special features of increased height such as towers or turrets may be acceptable. Corner buildings offer unique opportunities because of their visibility and access from two streets and are locations for special activities, uses or indicators of neighborhood centers taller heights up to 45' may be appropriate for corner buildings of limited street frontage.

The intent is to provide visual interest and allow modulation of heights to signify something unique or important at the corner. The term "limited street frontage" is intended to allow reasonable lengths of building frontage to have an increased height. It is not intended to permit a majority of the project nor an entire block length of increased height.

Within the District in the absence of adjacent historical context structures are permitted to be 3 stories or 45' in height.

3.3 Walls/Exterior Materials

3.3.1 Exterior materials will be reviewed for characteristics of scale, design, finish, texture, durability and detailing. Materials must demonstrate adherence to The Secretary of Interior's Standards.

3.3.2 Large expanses of featureless wall surface are not appropriate

3.3.3 Material change between the foundation and the first floor is encouraged.

3.3.4 Exterior Insulation Finish System (EFIS) and vinyl siding are not appropriate exterior materials.

3.3.5 The painting of wood and metal surfaces is not reviewed by the MHZC.

3.5 Windows

3.5.1. Window profiles will be reviewed for dimensional depth of rails, stiles, mullions, muntins, divided lites, sills, casing and or trim.

3.6 Roof

3.6.1 Rooftop equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*

3.7 Utilities / Mechanical

3.7.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their impact and visibility at the public street. Exterior utilities and mechanical equipment shall be screened from visibility from the building's street facades. Building utilities shall be planned, sited and screened to minimize their impact on the pedestrian environment.

5.0 Site Improvements/ Appurtenances

Site improvements or appurtenances include fences, walls, sidewalks, paving or driveways, parking areas, exterior lighting, utility connections, and other permanent landscape features.

Historic architecturally-significant site improvements should be maintained, and repaired using historically appropriate materials and methods.

5.1 Fences & Walls

Character-defining features of historic fences and stone retaining walls including gates, decorative pickets, finials, and hardware should be preserved. Repair rather than replace fence and wall materials. For irreparable elements replacement features shall match the original features.

5.1.2 Fences or walls may be utilized to demarcate property lines and screen private areas from public view.

5.1.3 New fences and walled areas shall be compatible with the building site and streetscape in terms of location, height, opaqueness; design, style, materials composition, scale, proportion, color and texture.

Consideration of the physical characteristics of a property and its use will be given in determining appropriate fence heights and location (e.g. exceptional topographic condition, lot location within the District (street corners etc), adjacent to non compatible use, lot size and/or shape)

Walls of solid masonry construction within the front setback are permitted up to 24" in height.

Fences shall be constructed of wood, metal or masonry. Vinyl is generally not an appropriate fencing material.

The combination of fences and walls in front setbacks shall not exceed 48". Generally side yard fences from the street to a distance of 10' behind the front (public) façade shall not exceed 48".

Side yard fences shall be located a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. (Exception: Fences may be 96" in ht. when the top 24" is open in nature).

Rear yard / privacy fences shall not exceed 72". (Exception: Fences may be 96" in height when the top 24" is open in nature).

5.1.4 Coordination of style and materials with adjacent properties is encouraged where appropriate.

5.1.5 In general chain link fencing is not appropriate. Black or dark green chain link fencing may be used for pet enclosures or at the rear of the lot when it is screened from public view.

5.2 Sidewalks

5.2.1 New sidewalks or walkways should remain visually compatible with the materials and placement of historic walkways.

5.2.2 Curb cuts on public streets are generally not appropriate. The removal of existing curb cuts on primary streets (where a lot can be accessed from the alley) is encouraged to bring non conforming properties into conformance.

5.2.3 Original sidewalks and walkways, including details such as original curbstones, brick, etc., should be preserved in their original state as closely as possible. Special care shall be taken to preserve existing specimen trees and significant landscape elements.

5.2.4 Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and material.

5.2.5 Brick, concrete, concrete pavers, stone, and stepping stones are appropriate walkway materials.

5.3. Paving/Driveways/Parking Areas and Parking Lots

5.3.1 The predominant vehicular access to properties within the District should continue to be through the use of alleys. It is acknowledged that in some cases alley access may not be possible or practical. In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

5.3.2 Vehicular access to new developments (specifically large lot developments) shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment. Cross access between parking areas to minimize street curb cuts and adjacent driveway is encouraged.

5.3.3 Parking structures should generally be located below or behind buildings and landscaped to mitigate their visual impact.

5.3.4 Parking structures that are located close to the sidewalk are encouraged to include retail uses at street level to minimize the visual impact of the structure and engage the pedestrian network - Where street level retail uses are not feasible, architectural treatments shall be used to modulate the façade breaking the mass and horizontal lines typical of parking structures. Facades of parking structures facing public streets shall have flat (non sloping) floor plates.

5.3.5 Shared parking facilities that efficiently utilize parking spaces are encouraged.

5.3.6 Garages and carports shall be accessed from the service alley as is typical in the district. For residential lots new curb cuts on public streets are generally not appropriate. Where a lot can be accessed from the alley, the removal of existing curb cuts on primary streets is encouraged.

Where an existing lot cannot be accessed from the alley executed vehicular access shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment.

- 5.3.7 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning or inance must comply with these design guidelines.
- 5.3.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

5.4 Exterior Lighting/ Miscellaneous

- 5.4.1 Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpster and trash containers is in the rear yard or alley and screened from public view.
- 5.4.2 Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.
- 5.4.3 Avoid spilling light onto adjacent structures, signs, or properties.
- 5.4.4 Ground mounted light fixtures/spotlights shall be screened from public view.

7.0 Demolition

7.2 Guidelines

- 7.2.1 Demolition is not appropriate if a building or a major portion of a building contributes to the architectural or historical significance or character of the district.
- 7.2.2 Demolition is appropriate if a building or a major portion of a building does not contribute to the historical or architectural character and importance of the district.
- 7.2.3 Demolition is appropriate if a building or a major portion of a building has irretrievably lost its architectural and historical integrity and importance, and its removal will result in a more historically appropriate visual effect on the district.
- 7.2.4 Demolition is appropriate 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, as amended, of the historic zoning ordinance.
- 7.2.5 Where demolition has been allowed, MHZC may require historic structures to be documented through photographs, a site plan and floor plans, and those significant architectural components of a building are salvaged.

8.0 Signage

8.6 Canopies & Awnings

- 8.6.1 Canopies may be appropriate at ground-floor level provided they complement a building's architectural style and do not conceal significant architectural features.
- 8.6.2 Canopies should be constructed of materials compatible with the storefront of the building, such as metal and wood.
- 8.6.3 Historically, awnings were used on commercial buildings for both storefronts and upper façade windows. Occasionally, awnings were found on residential structures.
- 8.6.4 Awnings should be placed in locations historically used for awnings (within existing window and storefront openings) and should not obstruct transoms, columns, cornices or other architectural features.
- 8.6.5 Awnings may be fixed or retractable.
- 8.6.6 Storefront awnings should project no more than seven feet from the building and should cover no more than one-third of a storefront window display height.
- 8.6.7 The most appropriate design for awnings is a shed form. The use of shed awnings for upper façade windows is also appropriate. Curved forms are not appropriate, unless there is historical evidence for their use on a building.
- 8.6.8 Opaque canvas, cotton duck, or similar woven materials are appropriate for awnings. Plastic sheet or vinyl awnings are not appropriate.
- 8.6.9 Lighting and signage on canopies and awnings shall be consistent with guidelines for signage and lighting.

Background: There is a small, one story commercial building on the lot at 709 Monroe Street that faces Rosa L. Parks Boulevard, but the remainder of the property is primarily a vacant parking lot occasionally used by street food trucks and produce merchants.

Analysis and Findings: The current proposal includes the construction of two new buildings on the lots: a four story mixed-use building at the northern half of the property and a two-story commercial building to the south.

Demolition: Although the existing building likely dates to the 1930s, its style, form, and veneered concrete block construction are not significant to the historic context of neighborhood. Staff finds its demolition to be appropriate under section 7.2.2 of the design guidelines.

Four Story Building at 709 Monroe Street:

Setbacks, Orientation: The four story building will be located at the northern end of the lot sitting directly at the Monroe Street right-of-way. On the western edge of the lot the building will sit eleven feet (11') in from the edge of the Rosa L. Parks Boulevard right-of-way, which is at the edge of an easement for a future right-of-way expansion. This location meets guideline 3.2.2.1, which states that buildings should have a consistent edge abutting a sidewalk in order to provide a pedestrian-oriented streetscape.



The building will have primary entrances along the western street-facing elevation and in the northwest corner of the building, at the corner of Rosa L. Parks Boulevard and Monroe Street. This meets guideline 3.2.2.3, which states that buildings on corner lots should reinforce the corner and address both streets, and guideline 3.2.3.1 which states that the entrances of buildings should be clearly identifiable from the street.

Mass and Scale, Height: The new building will be four stories, fifty-five feet (55') tall to the top of the primary walls. A stair and elevator tower will extend another ten feet (10') in height at the northern end of the building. This is consistent with guideline 3.2.5.2, which states that buildings along Rosa L. Parks Boulevard may be four to six stories tall.

The building will have forty-four feet (44') of frontage along Monroe Street. The right (western) half of this elevation will feature a recessed entrance at the corner with three stories of large multi-light windows above, the left half of the wall will be brick.

The western façade of the building will have one hundred, thirty-five feet (135') of frontage along Rosa L. Parks Boulevard, divided into three primary sections, with each

section further divisible into two or three smaller components. These sections will be distinguishable by changing exterior materials, varying window patterns and proportions, articulations in the walls and rooflines, balconies, and by the use of, integral signage and vertical steel pipe ornamentation to break up the scale of the public façade. Staff finds this to meet sections 3.2.4.1 and 3.2.4.2 of the design guidelines.

Walls/Exterior Materials: The primary exterior materials on the north and west elevations of the new four story building will include brick, weathered steel, horizontal metal siding (zinc color), limestone or cast stone, and concrete/stucco, with aluminum/glass storefronts on the first story and center sections of the upperstory, with industrial steel windows at the corners of the upper three stories. The non-street-facing facades will have many of these same materials, along with cement-fiber siding, vertical steel panel siding, and horizontal steel siding (white color). Staff finds that these materials are found throughout Germantown, where there is a mixed historical and architectural context that often includes residential, civic, commercial, and industrial buildings juxtaposed in close or adjacent proximity. Since the project is using materials in an unconventional way and the drawings need a greater level of detail, staff recommends that the applicant return to the commission with more detailed drawings providing a fuller explanation of the design of the project.

Windows & Doors: Staff finds the rhythm and proportion of windows and doors on the proposed new four story building to be compatible with comparable historic buildings. The upper-level windows on the rear are more square than vertically oriented windows that are typical for the district. Since these windows will be highly visible from the residential portion of the district, staff recommends windows that are twice as tall as they are wide. Staff recommends the applicant return to the Commission with more information about windows and doors.

Roof: The roof of the building will be flat, with a stair and elevator tower rising ten feet (10') above the parapet in the northeast corner of the building. The elevations show rooftop vegetation, but no other visible roof features are depicted. Staff finds that the project will meet section 3.6.1 of the design guidelines.

Utilities/Mechanical: The location of utilities and mechanicals are not indicated on the submitted plans. Staff recommends that they be located behind the building on a non-street-facing façade, or on the roof behind the mid-point of the building in order to meet section 3.7.1 of the design guidelines.

Two Story Building facing Rosa L. Parks Boulevard:

Setbacks, Orientation: The two story building will be located at the southern end of the lot sitting abutting directly with the building on the adjacent lot. On the western edge of the property the building will sit twenty-three feet (23') back from the edge of the Rosa L. Parks Boulevard right-of-way, matching the setback of the existing adjacent building. Although the adjacent building is non-contributing, this setback would be twelve feet (12') back from the edge of a planned expansion of the right-of-way in the future. A low

terrace or patio wall at the front of the building would extend out to address the future front setback line. Staff finds this location to meet guideline 3.2.2.1, which states that buildings should have a consistent building edge in order to promote a pedestrian-oriented streetscape.

The building will have a perceived orientation toward the west with a three-bay façade and doors facing Rosa L. Parks Boulevard, however the primary entrance will actually be on the north elevation facing the area between it and the proposed four story building. This meets guideline 3.2.3.1, which states that buildings may have side entrances and utilize courtyards but that they should also have entrances clearly identifiable from the street.

Mass and Scale, Height: The new building will be two stories, thirty-five feet (35') tall at the ridge of a front-oriented gable, shifted off-center over a twenty-eight foot (28') tall parapet wall. At the front the building will be thirty-four feet (34') wide, widening to forty-four feet (44') at the center of the building before stepping back in to thirty-eight feet (38') wide at the rear. Staff finds the scale of the building to be consistent with guideline 3.2.5.2, as it transitions from the adjacent one-story building toward the proposed four story building at the corner of Rosa L. Parks Boulevard and Monroe Street.

The elevation on the primary facades of the building will be broken up by changing materials, articulating wall and roof planes, and by an abundance of large window and door openings. Staff finds this to meet sections 3.2.4.1 and 3.2.4.2 of the design guidelines.

Walls/Exterior Materials: The primary exterior materials on the new two story building will include brick, exposed steel, horizontal metal, with sections of aluminum/glass storefronts and industrial steel windows and a corrugated metal roof. With the exception of the corrugated metal roof, Staff finds that these materials are common throughout Germantown, where there is a mixed historical and architectural context that often includes residential, civic, commercial, and industrial buildings juxtaposed in close or adjacent proximity. Corrugated metal roofing is common for outbuildings in rural areas but there are no known examples of it being historically used as a principle roofing material in any of the historic districts. Staff recommends that a more appropriate roofing material be used, such as a standing-seam metal roof. The walls also include balconies, windows boxes, window headers, vertical steel pipes, and canopies that would benefit from more explanation. Since the project is using materials in an unconventional way and the drawings need a greater level of detail, staff recommends that the applicant return to the commission with more detailed drawings providing a fuller explanation of the design of the project.

Windows & Doors: Staff finds the rhythm and proportion of windows and doors on the proposed new two story building to generally be compatible with comparable historic buildings but require more detailed information. The upper level "windows" will be openings without any enclosure. A note to the applicant, if approved, these openings

should not be enclosed with plastic or any other type of covering without a Preservation Permit or a revision of the existing permit.

Roof: The roof of the building will be a gable with a 12:12 pitch, shifted off center over the three-bay front façade. Shifting the gable has the effects of leaving a flat parapet roof over the right-most bay, and extending the eaves out several feet beyond the “true” left side of the building. Staff finds that the roof would be compatible with the roofs of many surrounding historic buildings, including a nearby house and church on Monroe Street, and that the project will meet section 3.6.1 of the design guidelines.

Utilities/Mechanical: The location of utilities and mechanicals are not indicated on the submitted plans. Staff recommends that they be located behind the building on a non-street-facing façade, or on the roof behind the mid-point of the building in order to meet section 3.7.1 of the design guidelines.

Full Project:

Site Features, Appurtenances:

The project will include a parking lot along the left side of the two story building as well as behind and partially recessed underneath the four story building. This lot will be shared by the two buildings, with entrances from both Rosa L. Parks Boulevard and Monroe Street, and as the alley behind the property. Staff finds the parking lot design to meet sections 5.3.1-5.3.5 of the design guidelines.

The dumpster enclosure will be behind the two story building, which meets section 5.4.1 of the design guidelines.

Staff recommends the applicant returning to the Commission with more information about the retention areas.

Signage:

Potential signage locations are depicted on the elevations for both buildings, but without other information on the size, materials, lighting of signage, no determination can be made as to whether or not it would meet section 8.0 of the design guidelines. Signage can be reviewed separately later and approved administratively if it is appropriate.

Recommendation Summary: Staff recommends approval of the setbacks, orientation, mass, scale, height and roof form of this project and that the applicant return for approval of all details such as walls, windows, doors, signage, signage, site features, appurtenances, and lighting.

Notes:

- The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.
- Any projections over the sidewalk or other public right-of-ways will require approval of Metro Council.



aerial view



aerial view



existing site - panoramic

01.29.16



existing site - across intersection

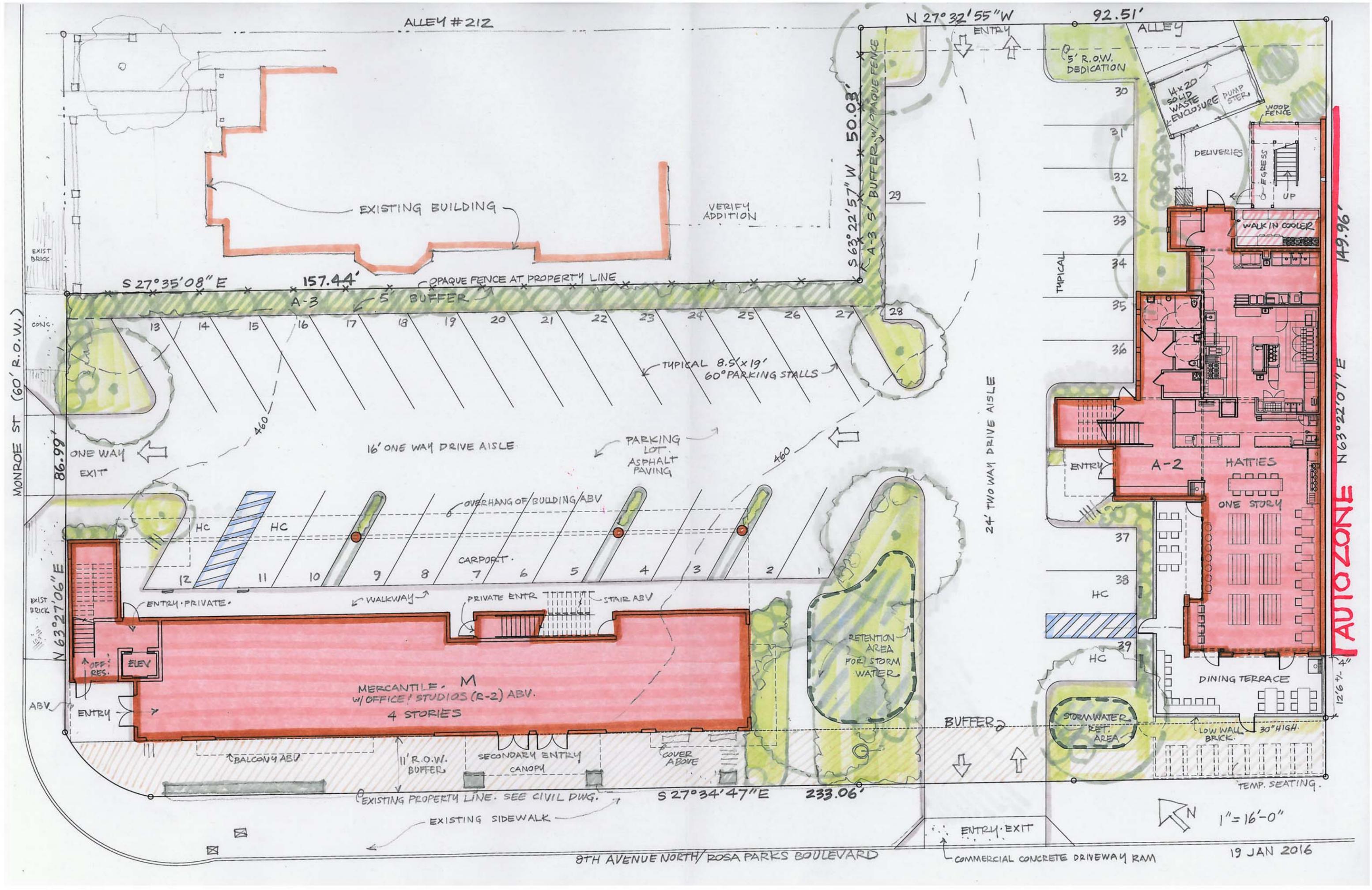


existing site - from Monroe St



existing site - from Rosa L Parks Blvd

context photos
for 709 Monroe/1214 Rosa L Parks Blvd



ALLEY #212

N 27° 32' 55" W

92.51'

EXIST BRICK

EXISTING BUILDING

VERIFY ADDITION

S 63° 22' 57" W 50.03'

S 27° 35' 08" E 157.44'

OPAQUE FENCE AT PROPERTY LINE

A-3

5' BUFFER

TYPICAL 8.5' x 19' 60° PARKING STALLS

MONROE ST (60' R.O.W.)

86.99'

ONE WAY EXIT

16' ONE WAY DRIVE AISLE

PARKING LOT ASPHALT PAVING

OVERHANG OF BUILDING ABV

CARPORT

N 63° 27' 06" E

ENTRY PRIVATE

WALKWAY

PRIVATE ENTR

STAIR ABV

MERCANTILE M w/ OFFICE STUDIOS (R-2) ABV. 4 STORIES

RETENTION AREA FOR STORM WATER

A-2

HATTIES ONE STORY

ENTRY

EXIST BRICK

ABV

ENTRY

BALCONY ABV

11' R.O.W. BUFFER

SECONDARY ENTRY CANOPY

COVER ABOVE

EXISTING PROPERTY LINE. SEE CIVIL DWG.

S 27° 34' 47" E 233.06'

EXISTING SIDEWALK

24' TWO WAY DRIVE AISLE

BUFFER

STORM WATER RET. AREA

DINING TERRACE

LOW WALL BRICK 30" HIGH

TEMP. SEATING

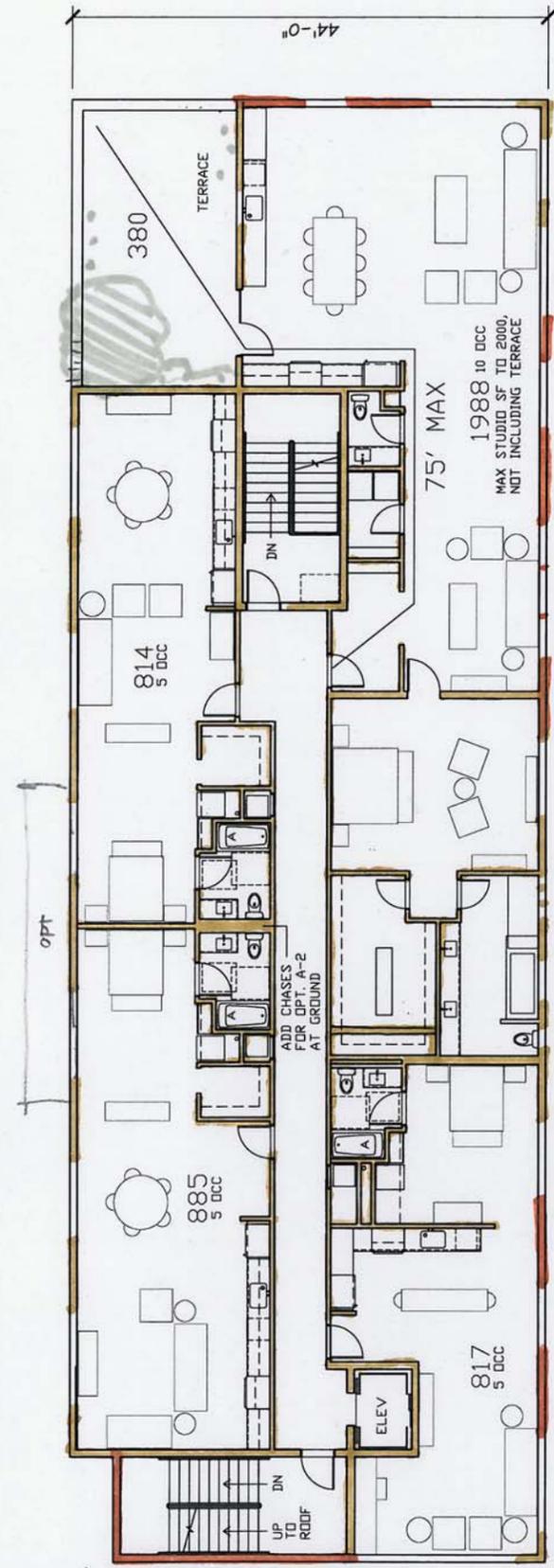
ENTRY EXIT

COMMERCIAL CONCRETE DRIVEWAY RAM

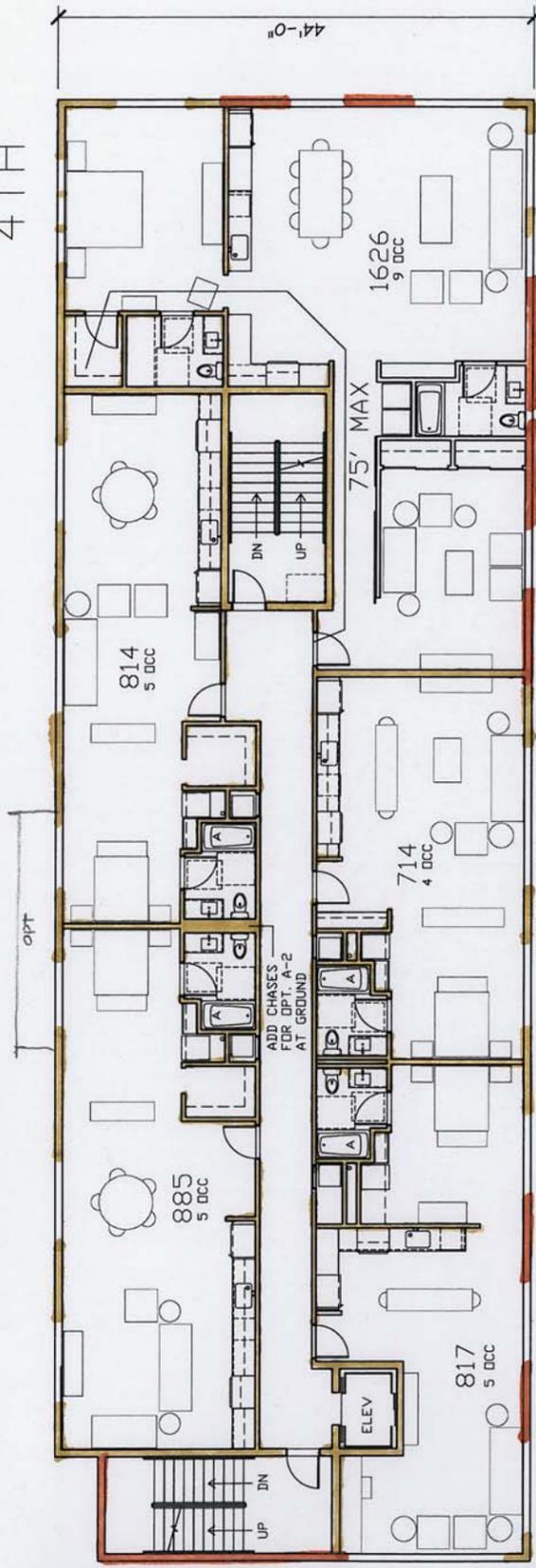
AUTOZONE N 63° 22' 07" E 149.96'

1" = 16'-0"

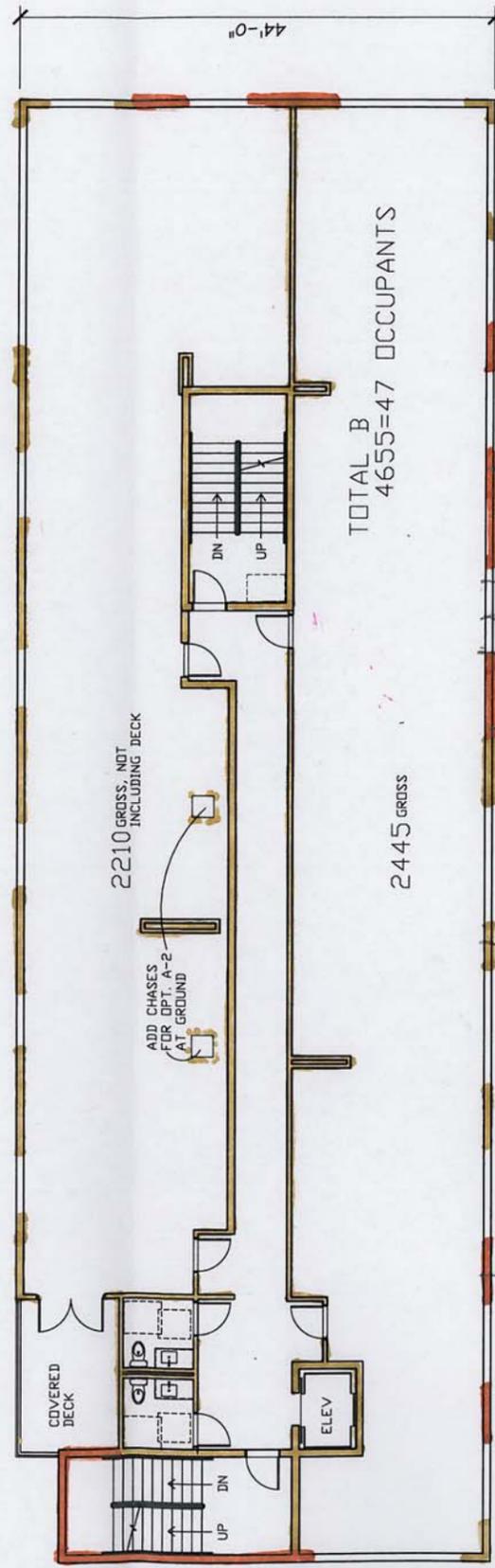
19 JAN 2016



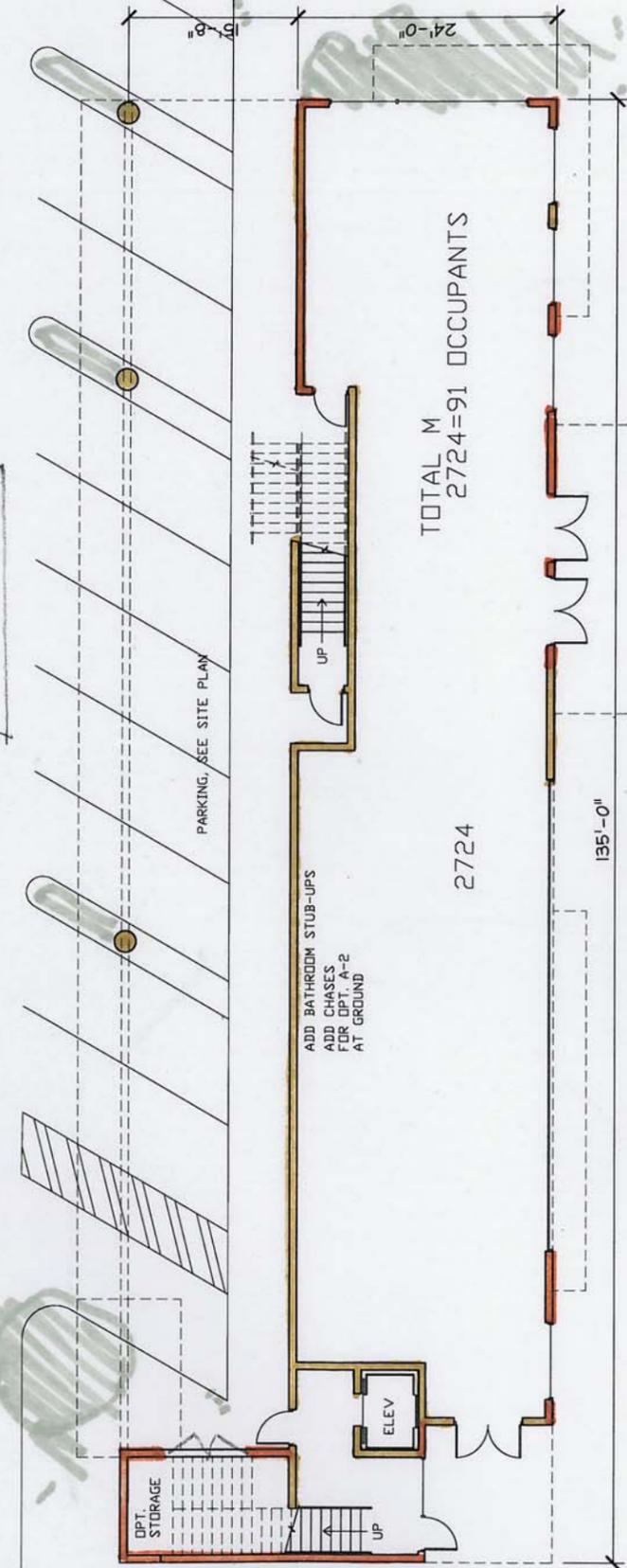
4TH



3RD

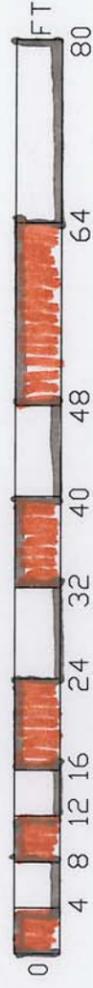


2ND



1ST

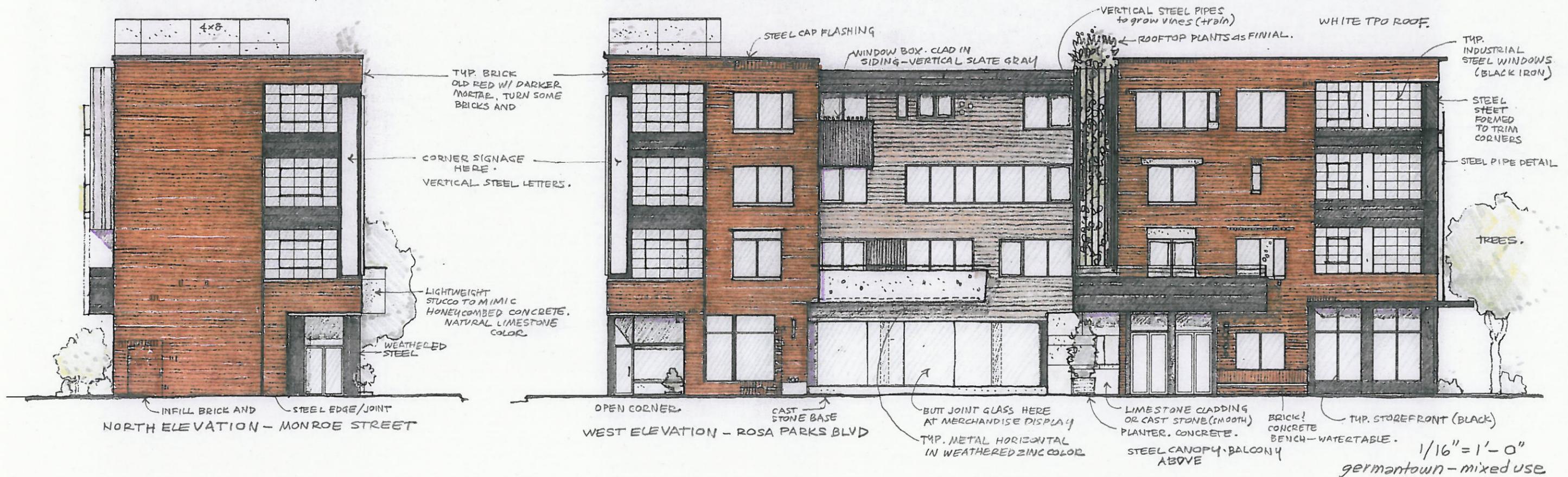
GERMANTOWN SCHEMATIC



JAN 19 2016

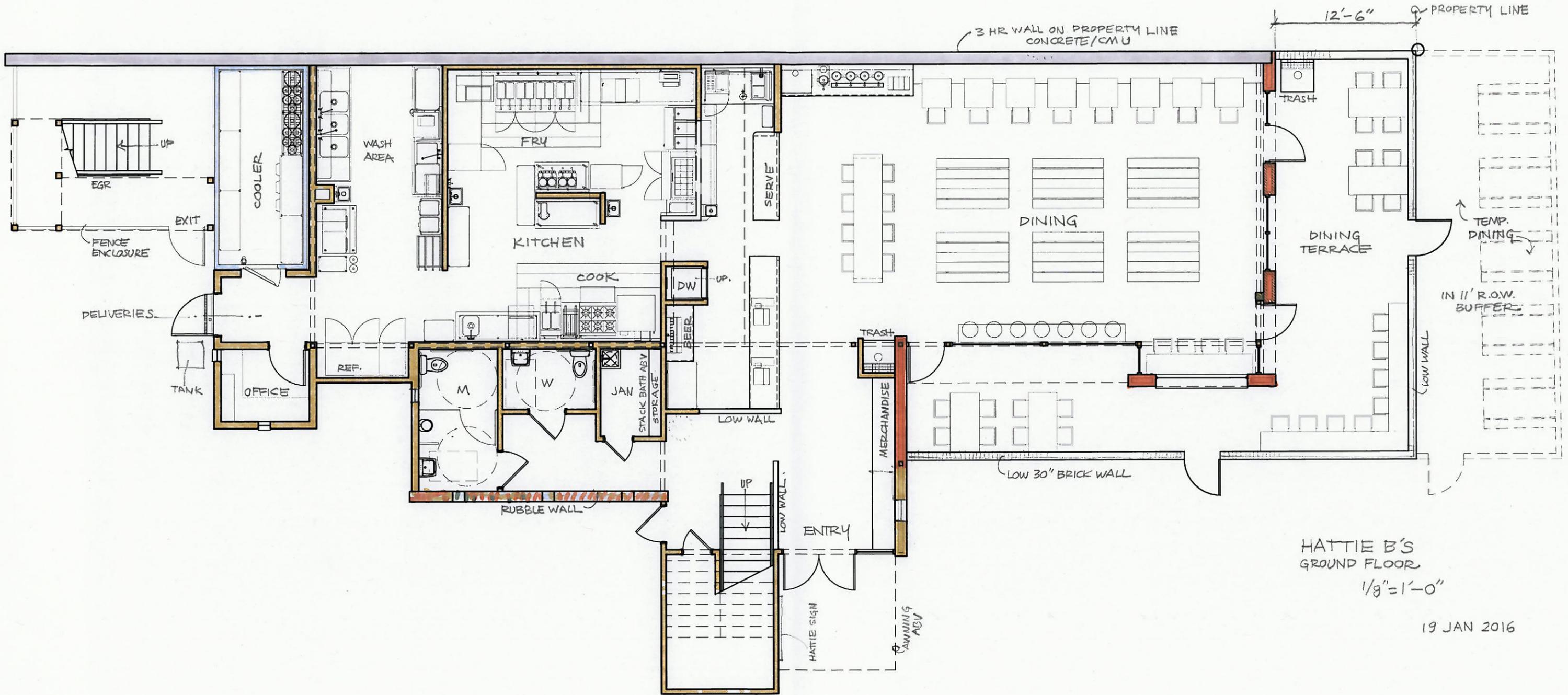
floor plans 1" = 16'-0"

01.29.16



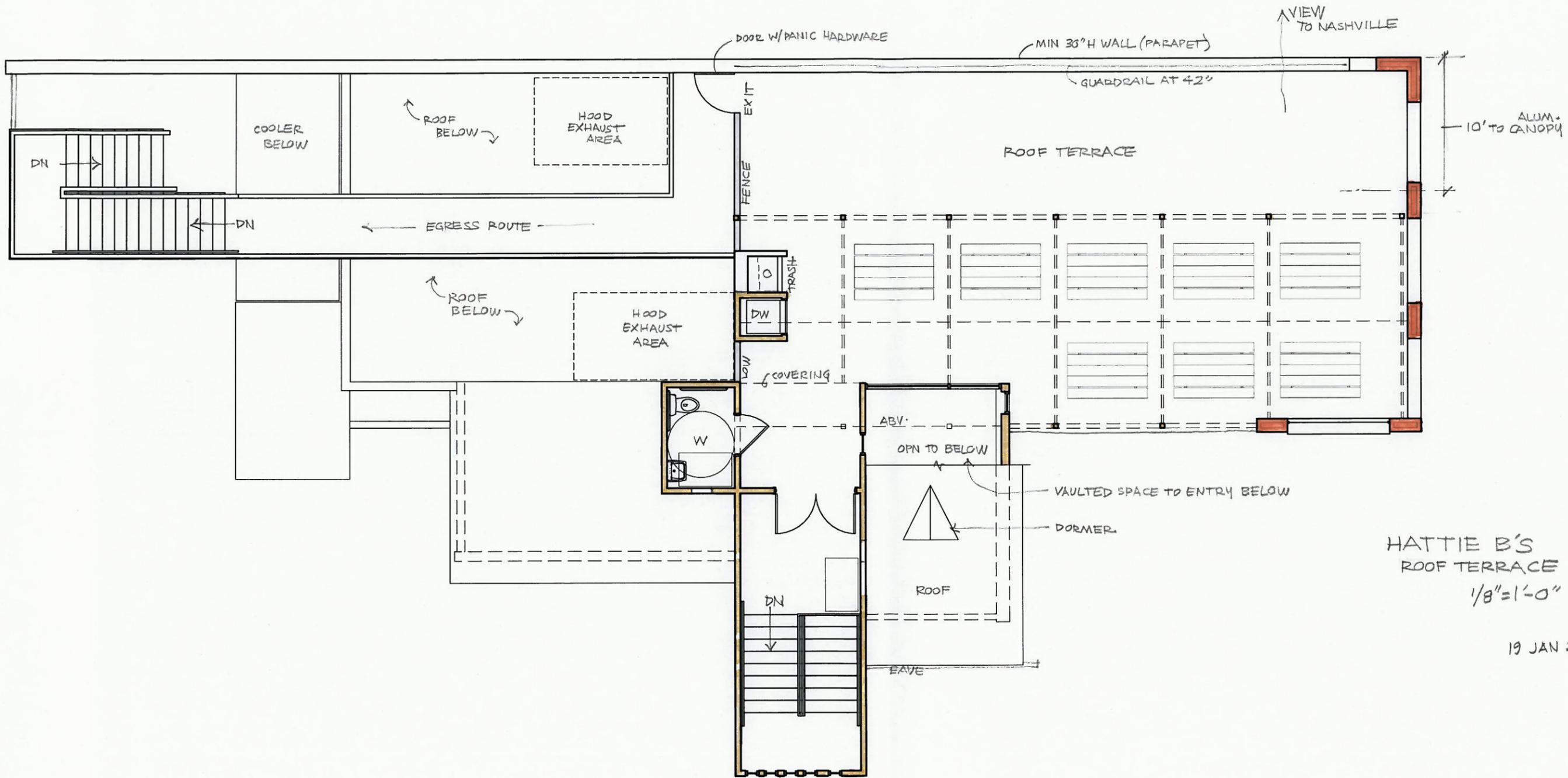
1/16" = 1'-0"
germantown - mixed use

4 FEB 2016



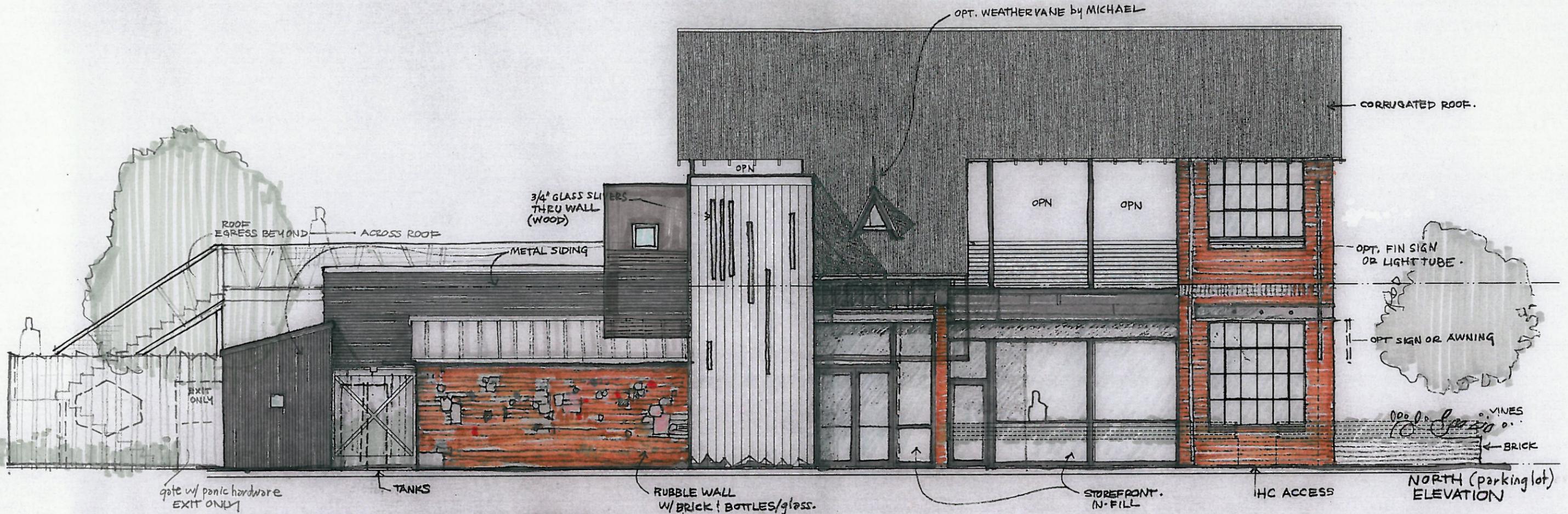
HATTIE B'S
GROUND FLOOR
1/8"=1'-0"

19 JAN 2016



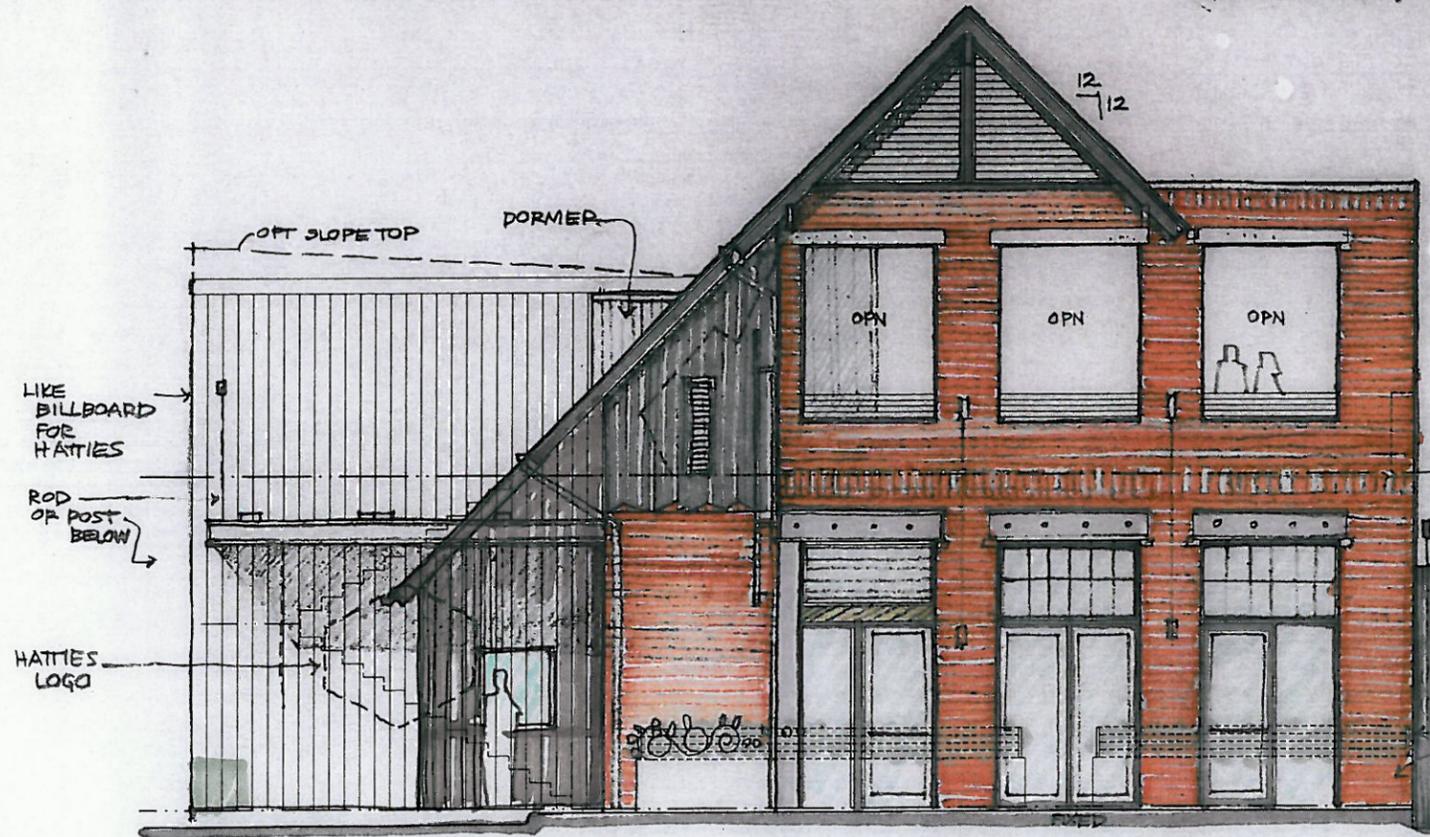
HATTIE B'S
 ROOF TERRACE
 1/8" = 1'-0"

19 JAN 2016

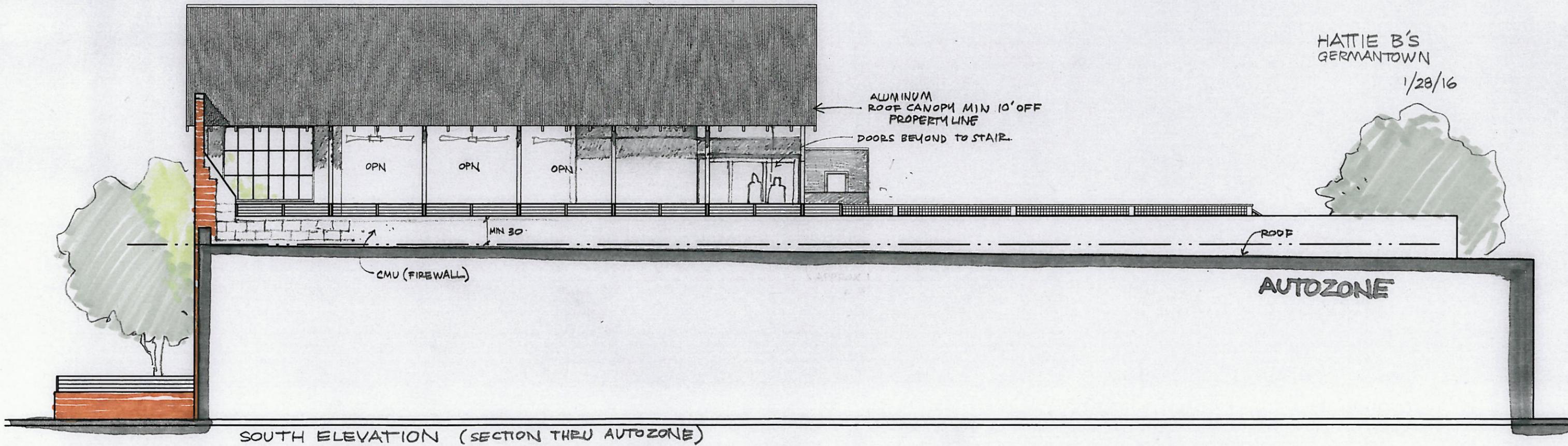
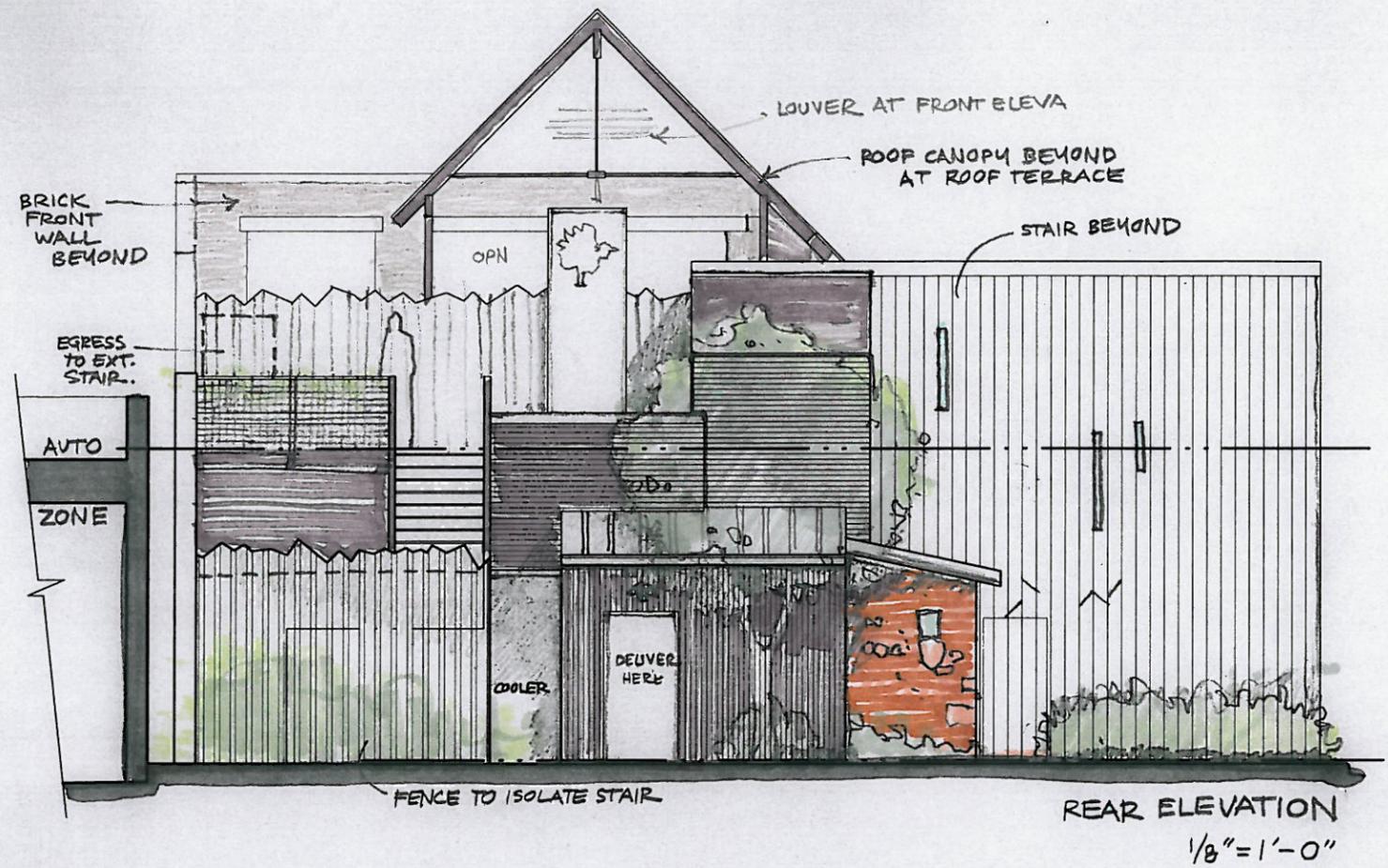


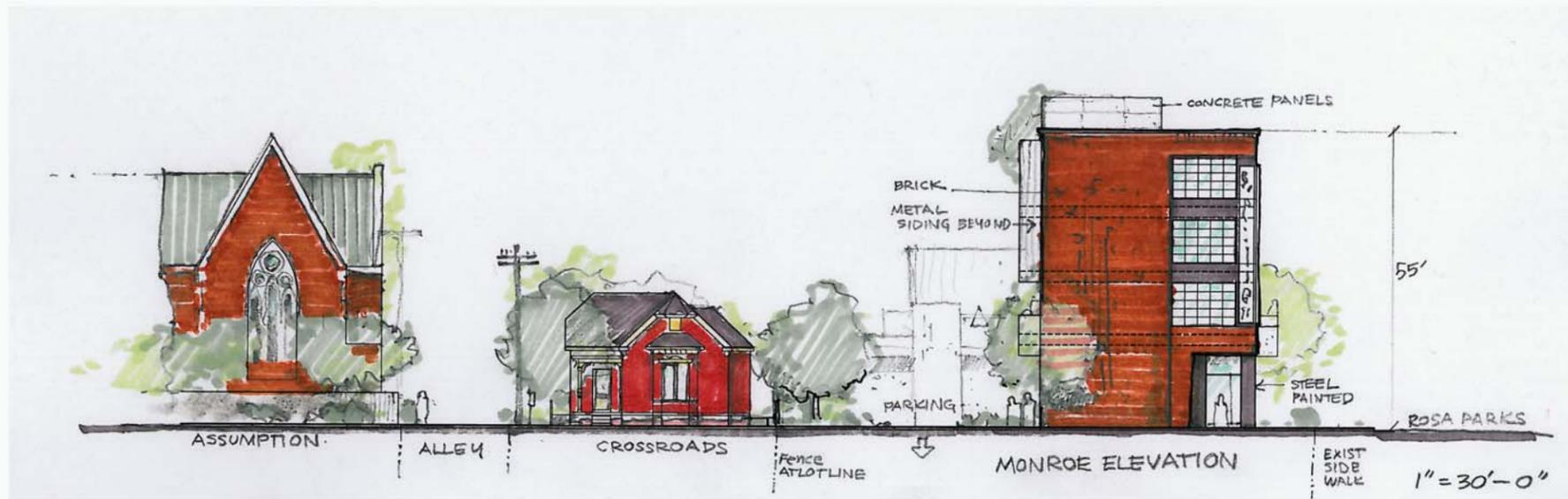
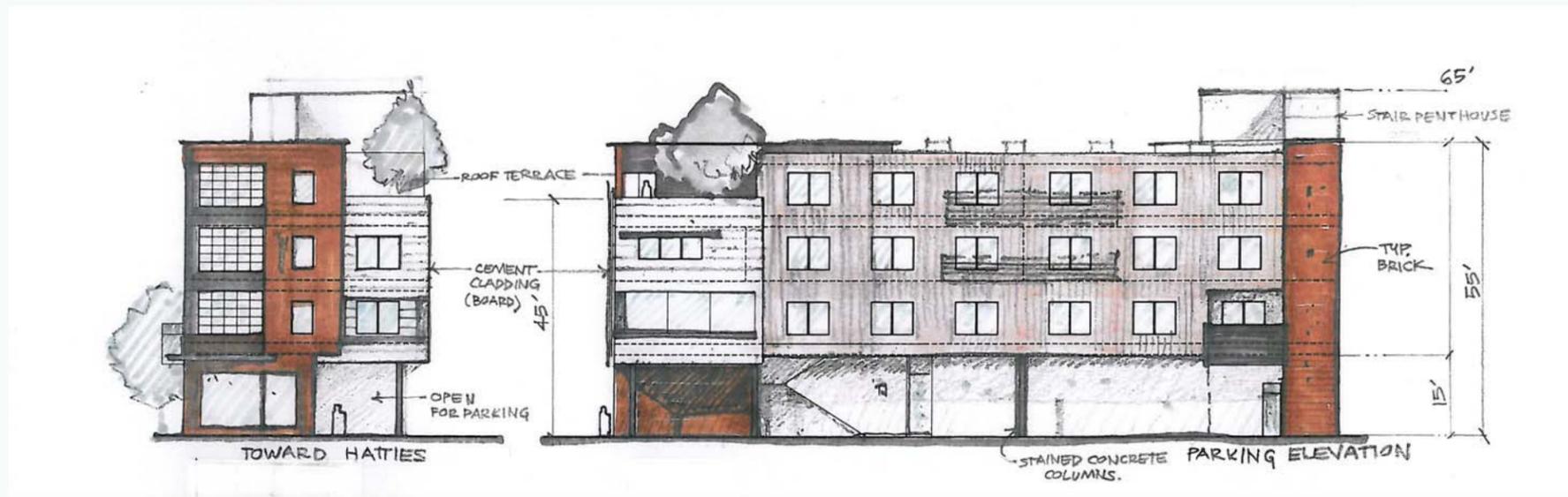
HATTIE B'S
GERMANTOWN

1/8/16



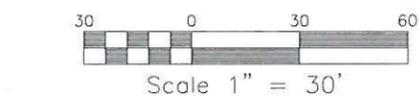
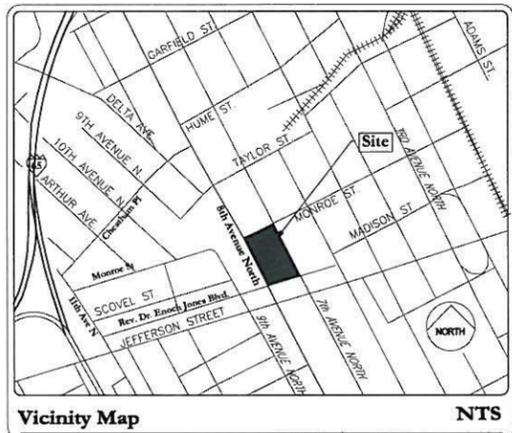
(WEST) — ROSA PARKS ELEVATION 1/8"=1'-0"



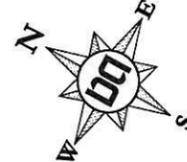


exterior and context elevations 1" = 30'-0"

01.29.16



TOTAL AREA = 0.678 ACRES
= 29,545.588 S.F.



GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND SHOTS.
4. THENCE IN A SOUTH EASTERLY DIRECTION 70'+/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF MONROE AVENUE AND 8th AVENUE NORTH TO THE SUBJECT PARCELS NORTH WEST PROPERTY CORNER.
5. THE SUBJECT PARCEL CONTAINS 29,545.588 SQUARE FEET OR 0.678 ACRES OF LAND.
6. THE SUBJECT PROPERTY IS CURRENTLY ZONED MDHA-PJ (PHILLIPS-JACKSON REDEVELOPMENT DISTRICT) AND OV-HPR (HISTORICAL PRESERVATION OVERLAY) PER THE METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPING: PARCEL REPORT.
7. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0216 F, EFFECTIVE DATE APRIL 20, 2001.
8. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN.
9. THE ADDRESS OF THE SUBJECT PROPERTY IS 709 MONROE STREET AND 1216 & 1214 ROSA L. PARKS BLVD NASHVILLE, TN. 37208
10. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83.
11. ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.

DEED REFERENCE

TO: LEONARD & PETERS AMDUR PROPERTY MANAGEMENT
RECORD: INSTRUMENT NO. 20031230-0183470, R.O.D.C., TENNESSEE

PLAT REFERENCE

LOT 40-44 OF THE ESTATE OF D. T. MCGAVOCK
RECORD: BOOK 1, PAGE 33, R.O.D.C., TENNESSEE

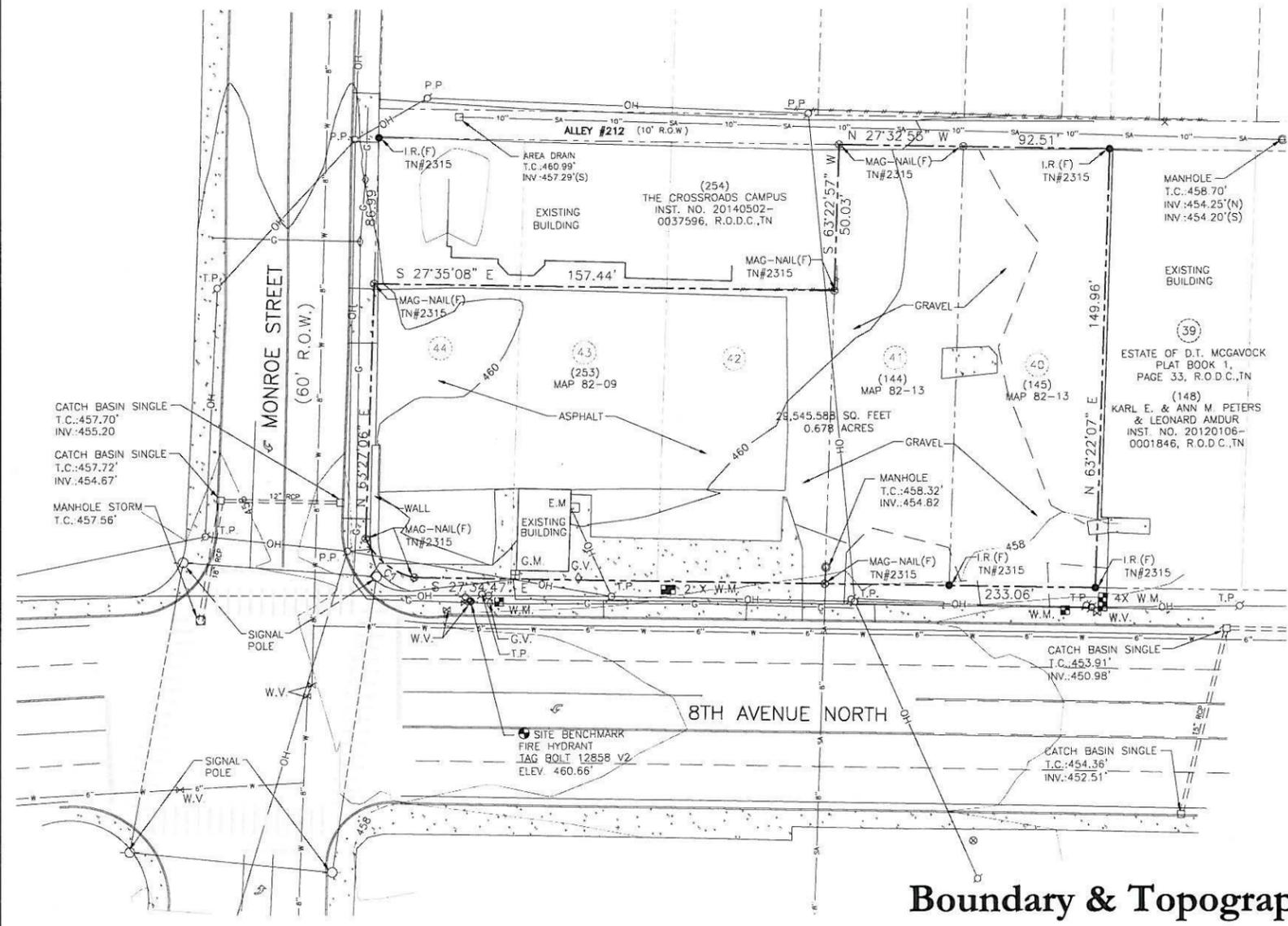
TAX MAP REFERENCE

BEING PARCEL 253 ON TAX MAP 82-09
AND PARCEL 144 & 145 ON TAX MAP 82-13

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE, THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY, AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY I SURVEY.

STEVEN C. MATTHEWS TN. RLS #2352 DATE



LEGEND

C.M.(F)	CONCRETE MONUMENT (FOUND)
I.P.(F)	IRON PIPE (FOUND)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
ANCHOR	
E.M.	ELECTRIC METER
P.P.	POWER POLE
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	
PARCEL NUMBER	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
WATER LINE	
SANITARY LINE	
GAS LINE	
PLAT BEARING/DISTANCE	
CONCRETE	



REVISIONS

DATE: August 12, 2015

709 MONROE STREET AND 1216 & 1214 ROSA L. PARKS BLVD.
BEING PARCEL 253, 144 & 145 ON TAX MAP 82-09 & 82-13
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

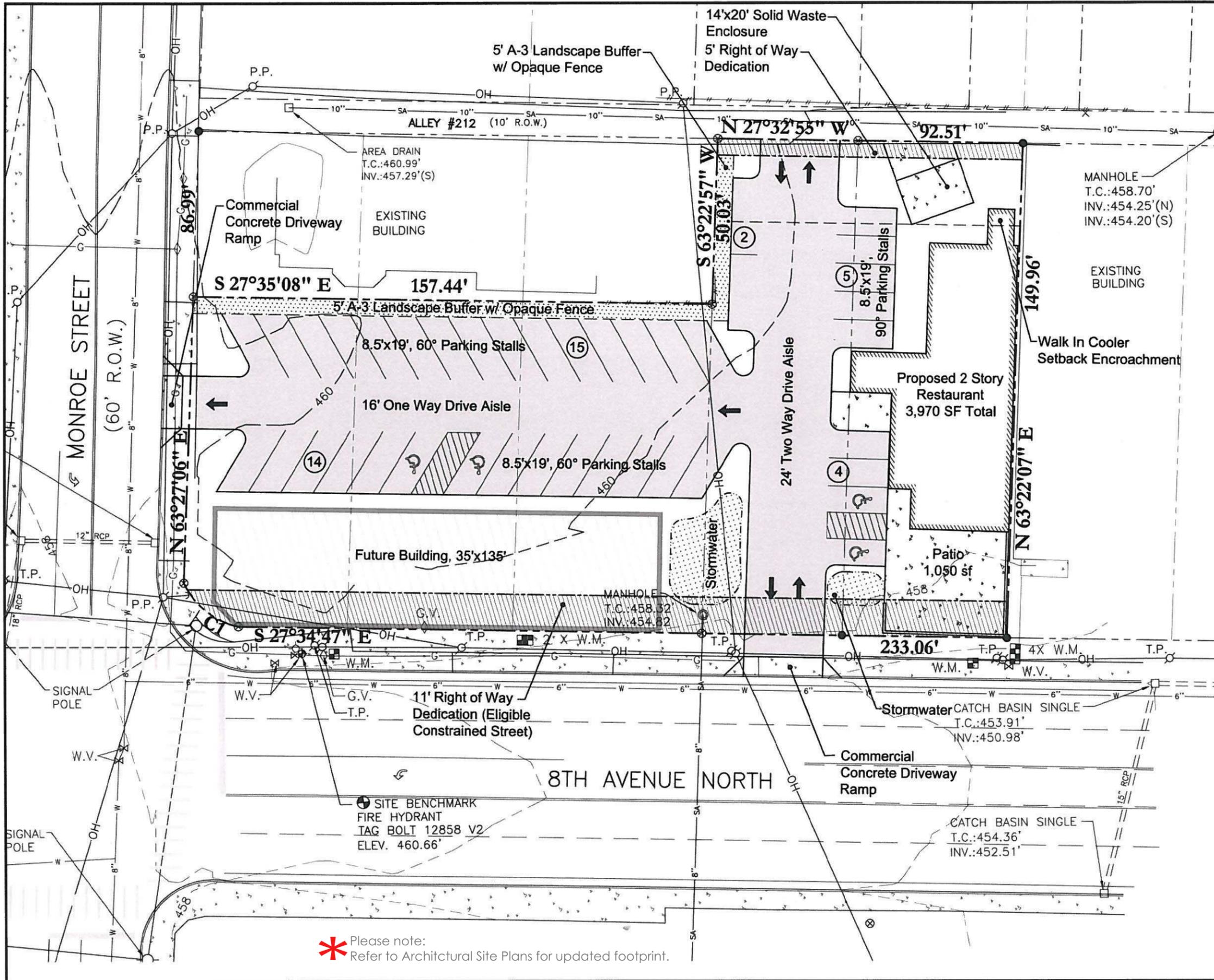
PROJECT #15204
SHEET NUMBER:
1
1 OF 1

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Boundary & Topographic Survey

existing site survey - from engineer

use graphic scale



Scale 1" = 30'

TOTAL AREA = 0.678 ACRES
= 29,545.588 S.F.

BULK STANDARDS:

Front Setback: To be Determined by Historic
Side Setback: 0' (CS Zoning)
Rear Setback: 20' (CS Zoning)

ISR: 0.90 Max / 0.69 (Includes Future Building)
FAR: 0.60 Max / 0.60 (Includes 3 story Future Building)

Parking Required: 1,000 sf Exempt (UZO) & 1 stall/150 sf thereafter. (3,970 sf Building + 1,050 sf Patio)
27 Stalls Required

Parking Proposed: 40 Stalls

NOTES:

1) This site is required an approximate 11' Right of Way Dedication per Major and Collector Street Plan and is classified as a constrained street.

2) Stormwater treatment to be provided by pocket Rain Gardens and Pervious Pavers as needed. Locations and Sizes to be Determined with Construction Documents.

* Please note:
Refer to Architectural Site Plans for updated footprint.

Dale & DN Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

PROJECT #15204
Hattie B's
1
1 OF 1

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

preliminary survey of property - from engineer

use graphic scale