



**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**  
**1234 5<sup>th</sup> Avenue North**  
**February 20, 2013**

**Application:** Infill

**District:** Germantown Historic Preservation Zoning Overlay

**Council District:** 19

**Map and Parcel Numbers:** 082090R00900CO, 082090R00300CO, 082090R00200CO, 082090R00100CO, 082090R00400CO, 082090R00500CO, 082090R00600CO, 082090R00700CO, 082090R00800CO

**Applicant:** John Root, architect

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

<p><b>Description of Project:</b> Applicant proposes to construct a two and one-half story, multi-unit development on this currently vacant corner lot located outside the National Register boundaries.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
<p><b>Recommendation Summary:</b> Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none"> <li>• vertically oriented windows be added to #1234, second level, north elevation, close to the front and #415, second level, east elevation, close to the front;</li> <li>• All stair towers be a masonry material or stucco—no stucco panels; and</li> <li>• Staff provide final review of brick, stone, windows and doors.</li> </ul>	
<p>With these conditions the project meets the design guidelines for new construction in an area with minimal historic context</p>	

**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

*Construction in the District has taken place continuously from the mid-19th through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place. Because a great variety of building forms exist within Germantown, flexibility in the design of new buildings is possible and encouraged. New buildings should continue this variety while remaining compatible with development patterns consistent with mixed-use urban neighborhood design.*

- 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. The Werthan Site

*The Werthan site bounded to the south by Taylor Street, west by Rosa L. Parks, north by Hume Street and to the east by 5<sup>th</sup> Avenue North, is a unique property within the District. At inception the site, large structures and use were an anomaly in the neighborhood. Its initial use and planning made it a center and focal point within the community. Future development on the site should recognize these unique features and new structures are encouraged to enhance the sites presence within the neighborhood.*

The Werthan site is unique regarding building height. It shall take its context from within the boundaries of the site as opposed to adjacent properties providing context.

### 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.

**Background:** This is a vacant corner lot located just outside of the National Register Historic District; therefore, the design guidelines for “minimal historic context” were used and the main context used was existing buildings rather than historic buildings.

#### **Analysis and Findings:**

3.2 Site and Building Planning: The project is set close the street to encourage pedestrian/human activity, as required by the design guidelines. On Monroe Street, the setbacks are between five feet (5’) and (7’). On 5<sup>th</sup> Avenue they are between five (5’) and ten feet (10’). The deeper setback of number 1234 is to create a transition between the new units that will be close to the street and the neighboring historic building which has a front setback of nineteen feet (19’). Landscaping is provided along 5<sup>th</sup> Avenue and Monroe Streets.

The design guidelines encourage corner lots to have pedestrian entrances, towers, turrets, accentuated rooflines and balconies, all of which are incorporated into the proposed design.

Recessed entrances are encouraged to provide privacy for buildings close to the street, which is also incorporated into the proposed design.

The required alley setback is a minimum of five feet (5') and the proposed alley setback is six feet (6').

The project meets section 3.2.1 and 3.2.2.

Orientation: All units have primary entrances, noted with brick detailing that mimics a federal style entry detail, facing the street with walkways to the sidewalks. The project meets section 3.2.3.

Mass, Scale and Height: All buildings within the project are 2.5 stories. The guidelines allow for three-stories and heights that are consistent with the existing context which is between twenty feet (20') and forty feet (40'). Additionally, the design guidelines provide a benchmark of up to thirty-five feet within the interior of the district. Decorative features are allowed to be taller. The bulk of the proposed project is approximately thirty-six feet (36') from finished floor and thirty eight feet and eight inches (38' 8") from grade. Decorative features such as chimneys and stair towers rise slightly higher. The proposed height is within the forty foot (40') maximum provided by the existing context and similar to the guidance of a thirty-five feet (35') maximum. The project meets 3.2.4 and 5.

3.3 Walls/Exterior Materials: The walls are well articulated with varied setbacks, balconies, bays, a regular rhythm of openings, and a turret to provide visual interest. Staff recommends additional vertically oriented windows be added to: #1234, second level, north elevation, close to the front and #415, second level, east elevation, close to the front. The foundation is precast masonry, the cladding brick and the roof is composite slate with a metal roof for the turret. Textured cement and stucco are used on the dormers and the majority of stair towers. There is one stair tower that is noted as cement fiber panels. Staff recommends that it be a masonry material or stucco. The chimney is brick. Cement fiber panels is used for trim, bays and rear elevations. The stoops are concrete and the railings are steel. The garage doors are MDF. All materials have been used in the areas where there is historic context and so are appropriate in this area outside of the National Register boundaries. Staff recommends final review of brick and stone samples. With these conditions, the materials meet section 3.3 and 3.2.4.2 of the design guidelines.

Windows: Windows are aluminum clad one-over-one (1/1) double hung sashes and casement windows. The side elevations do not have the same rhythm of openings as typically seen within the area of historic context; however, the side elevations will be minimally visible because of the close proximity of the buildings and windows are included close the front on all side elevations. Windows on brick elevations utilize brick molding and those on fiber cement panels do not. Staff recommends final approval of the window and door designs. With this condition, the windows meet section 3.5.

3.6 Roof: The roof is exaggerated in order to obscure a rooftop deck and provide a safety railing. The proposed roof form is a mansard roof which is a rare form for the

district today with the exception of the building shown on the right on 7<sup>th</sup> Avenue South. The design guidelines also show a turret with a mansard roof on the original Elliott School building and additional historic images have been found with this roof form. It is Staff's understanding that because this roof form was original to the neighborhood it was the intent of the writers of the design guidelines to allow for it, even though it is now a rare form.



The stair towers read as large wall chimneys and their massing has been mitigated with windows, recessed central trim and a varied height. Not all roof dormers have the setbacks typically required of dormers; however, the slope of the mansard roof creates the illusion of more of a setback than actually exists which accomplishes the same result as the setbacks. The project meets section 3.6 of the design guidelines.

3.7 Utilities / Mechanical: Mechanicals are located to the side of the buildings and obscured from the street with a six foot tall (6') wood privacy fence. Electrical meters are located on the sides and close the rear of the buildings. The project meets section 3.7 of the design guidelines.

Fences & Walls: There are no existing historic features on the site to be preserved. The only fencing will be between the buildings to hide mechanicals as discussed above.

A privacy wall will be on the alley and along the interior lot line up to the midpoint of the interior house facing 5<sup>th</sup> Avenue North (1234 5<sup>th</sup> Avenue North). The wall will be a six (6') tall masonry wall with an alley facing gate. The material and height meets the requirements that side yards be setback a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. The project meets section 5.1.

Sidewalks: The existing sidewalk will remain. There will be no vehicular cuts into the sidewalk as vehicular access is off the alley. Additional concrete walkways will be added that lead from primary entrances to the sidewalk. The project meets section 5.2.

Paving/Driveways/Parking Areas and Parking Lots: Vehicular access is from the alley and all parking is rear-loaded attached garages within the main body of the homes. The project meets section 5.3.

Exterior Lighting/ Miscellaneous: There are no known exterior lighting or dumpster locations. The project meets section 5.4.

**Staff recommends** approval with the conditions that:

- vertically oriented windows be added to #1234, second level, north elevation, close to the front and #415, second level, east elevation, close to the front;
- All stair towers be a masonry material or stucco—no stucco panels; and
- Staff provide final review of brick, stone, windows and doors.

With these conditions the project meets the design guidelines for new construction in an area with minimal historic context.



Existing vacant lot as seen from 5<sup>th</sup> Avenue.



1226 5<sup>th</sup> Avenue North, to the right of the project.



1231 5<sup>th</sup> Avenue North, across 5<sup>th</sup> Avenue from the proposed project.



1229 5<sup>th</sup> Avenue North, across 5<sup>th</sup> Avenue from the proposed project



424 Monroe Street, across the street from the proposed project



1201 5<sup>th</sup> Avenue North, Existing context that is approximately 40' tall



PERSPECTIVE FROM MONROE STREET



PERSPECTIVE FROM 5TH AVENUE NORTH



OVERVIEW FROM CORNER

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**root ARCH**  
 ARCHITECTURE | INTERIORS  
 935A WOODLAND STREET, NASHVILLE, TN 37206  
 T 615.292.2142  
 www.rootARCH.com

REV: 0  
 DATE: 02.06.13  
 DESC: MIZE SUBMISSION

PROJECT INFORMATION  
 #12112  
 NEW CONSTRUCTION:  
**LUXUS GERMANTOWN**  
 5TH AND MONROE  
 NASHVILLE, TN



PORCH STOOP DETAIL



PERSPECTIVE FROM MONROE



PERSPECTIVE FROM CORNER

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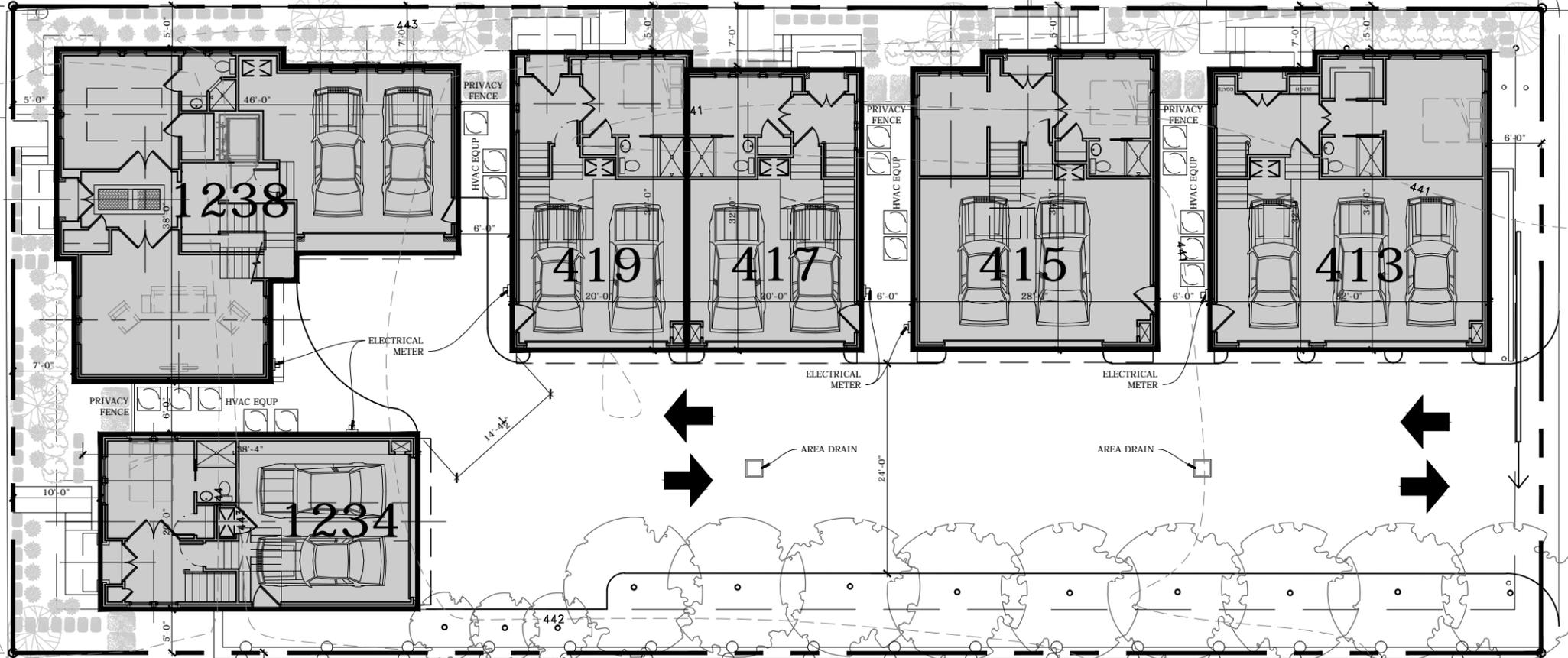
REV: 0  
 DATE: 02.06.13  
 DESC: MIZE SUBMISSION

PROJECT INFORMATION  
 #12112  
 NEW CONSTRUCTION:  
**LUXUS GERMANTOWN**  
 5TH AND MONROE  
 NASHVILLE, TN

# MONROE STREET

# 5TH AVENUE NORTH

# ALLEY

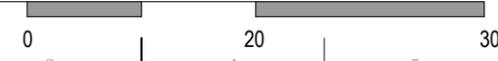


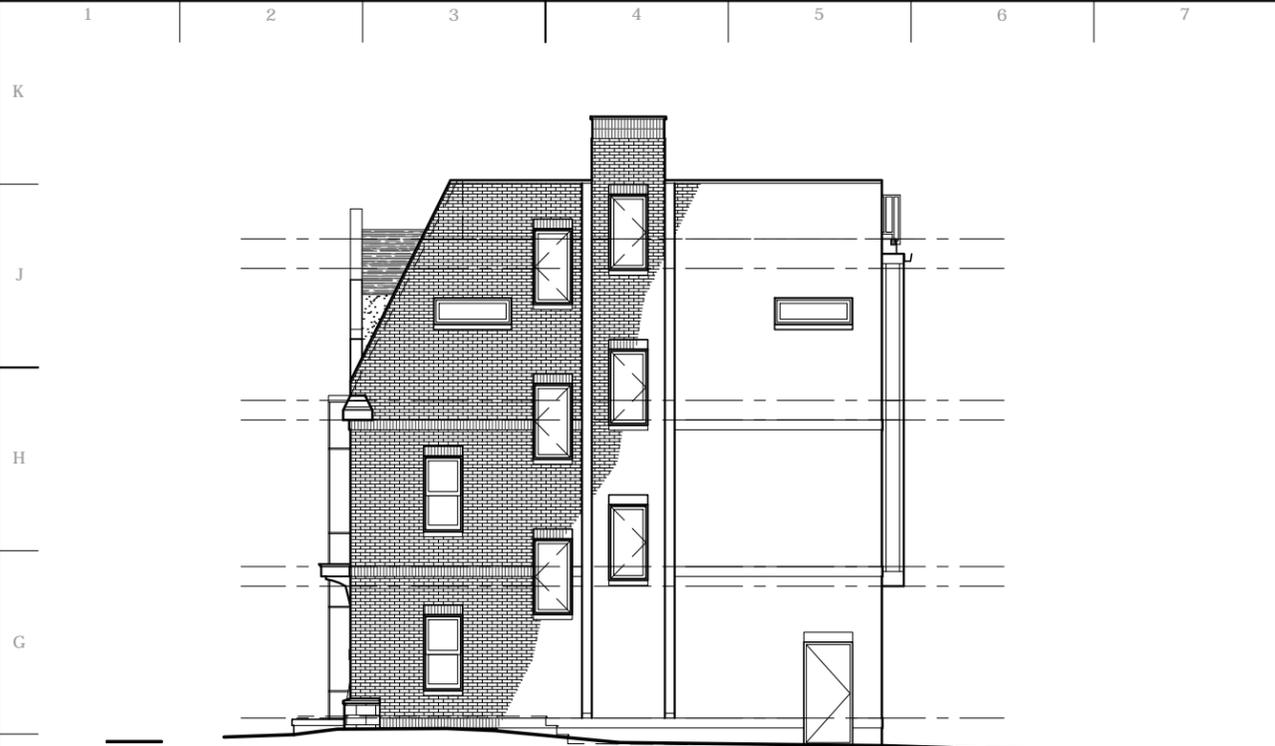
**EXISTING  
2-STORY**

Zoned MUL  
lot size: 6,295 sf

## A1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"





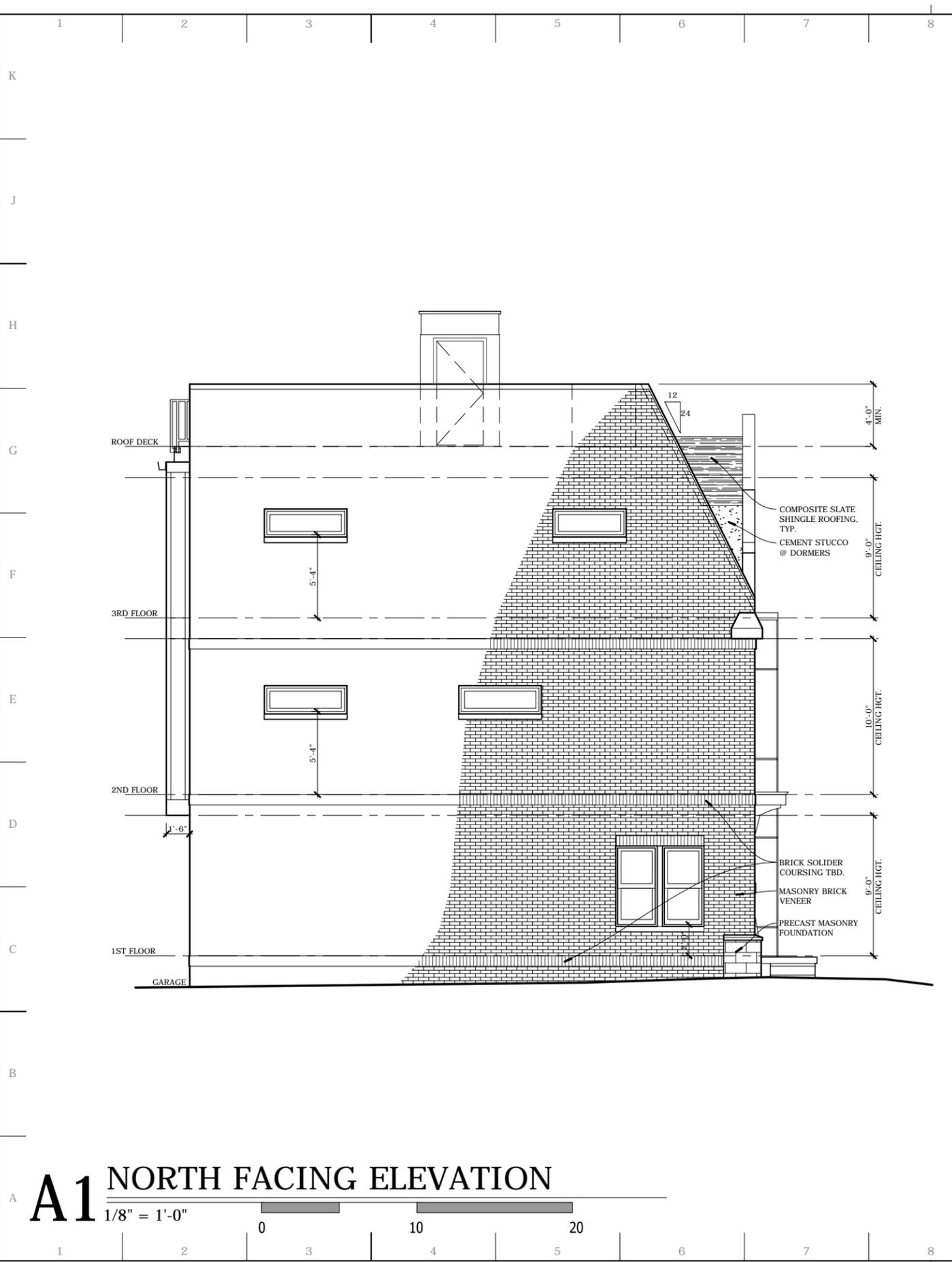
**F1** SOUTH ELEVATION  
NTS



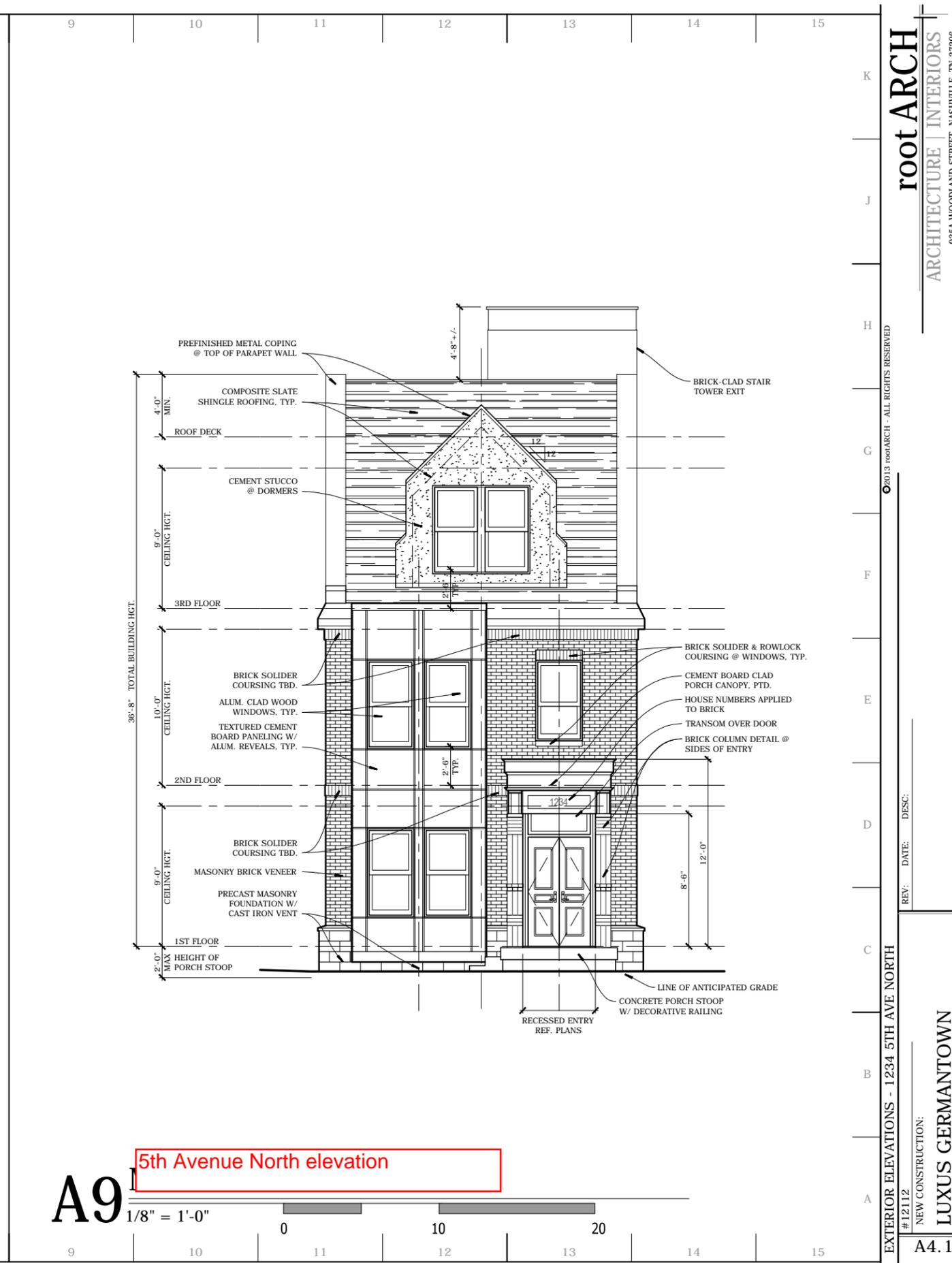
**F8** 5TH AVENUE NORTH ELEVATION  
NTS



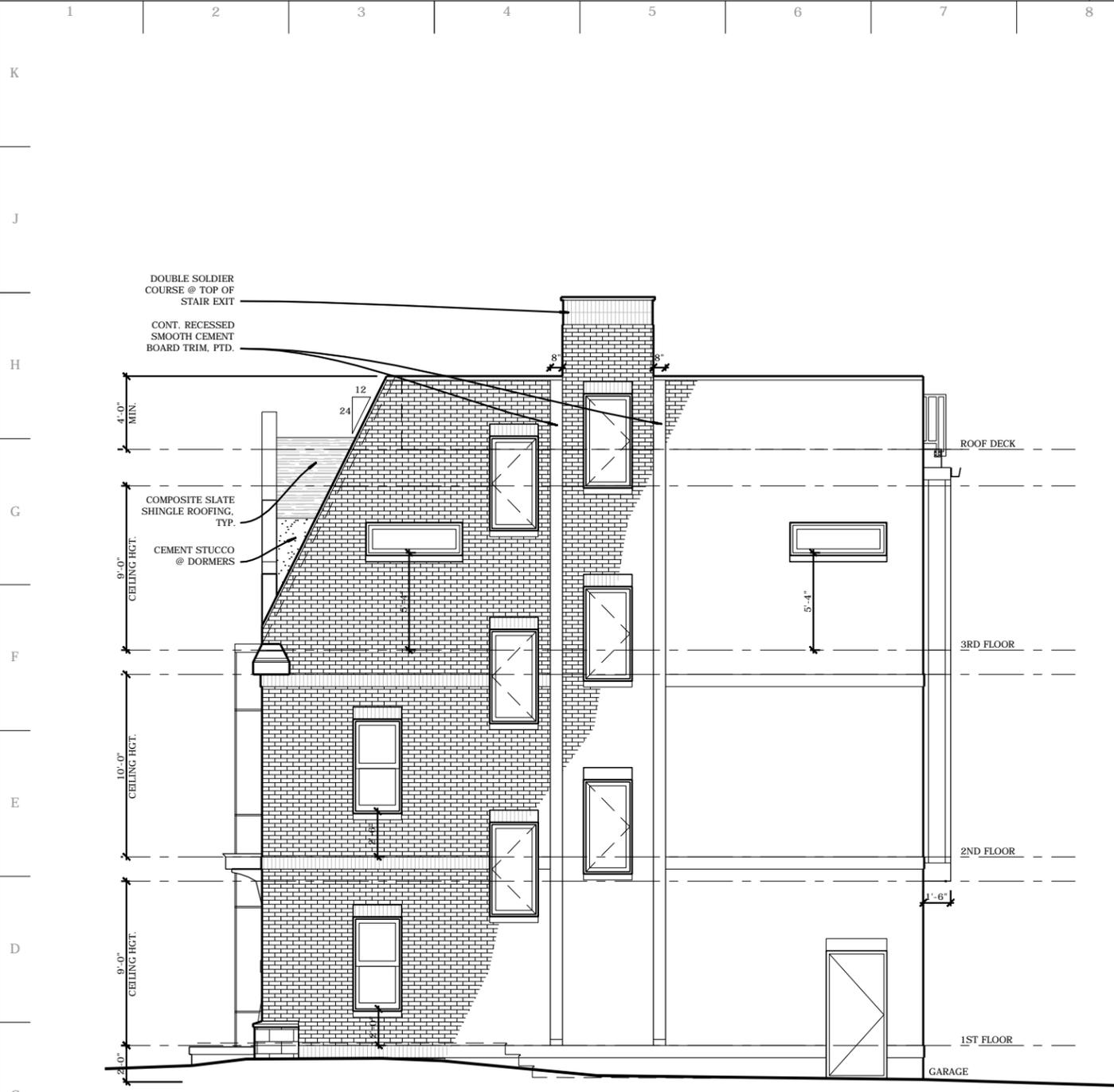
**A1** MONROE ELEVATION  
NTS



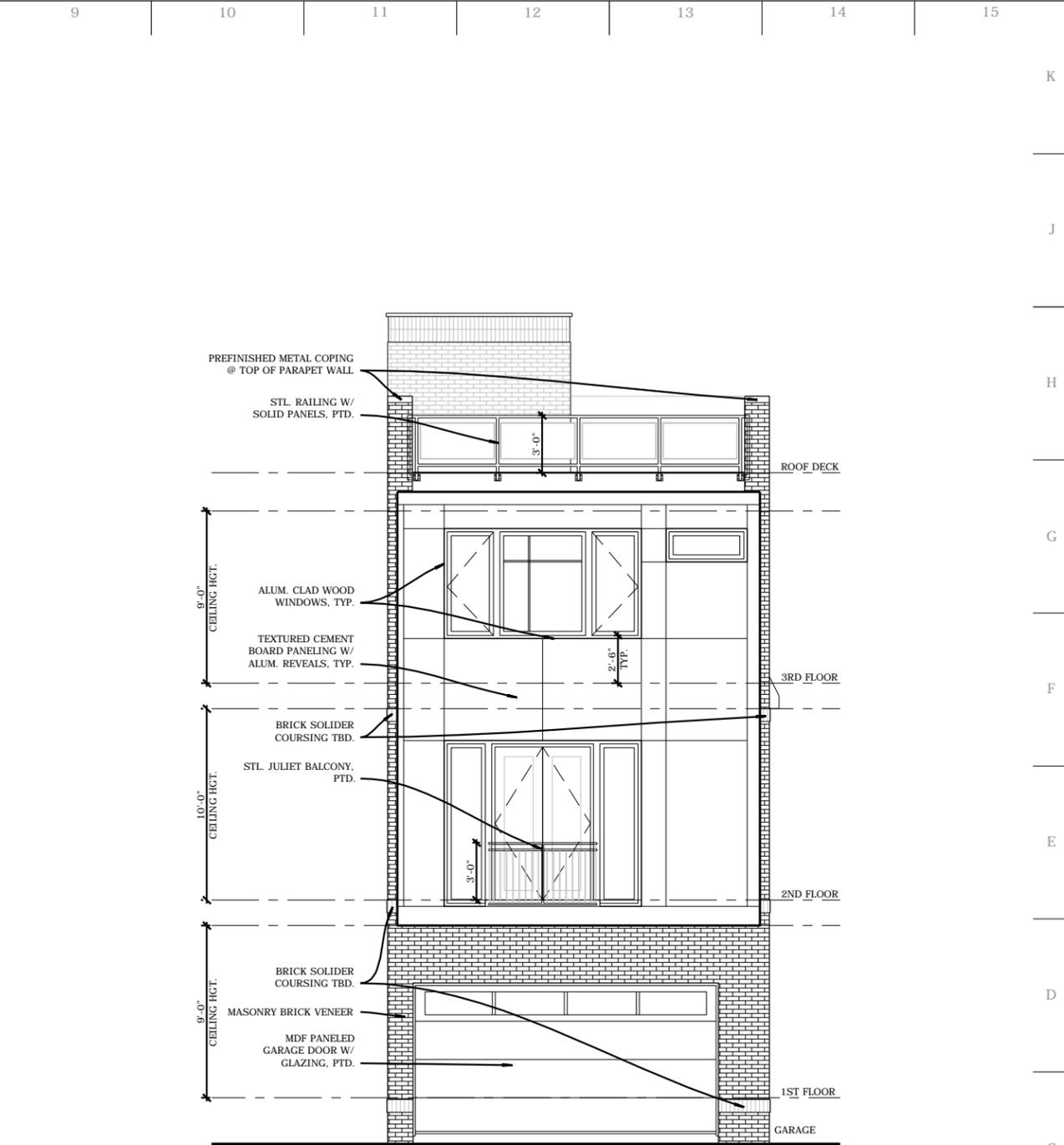
**A1** NORTH FACING ELEVATION  
1/8" = 1'-0"



**A9** 5th Avenue North elevation  
1/8" = 1'-0"

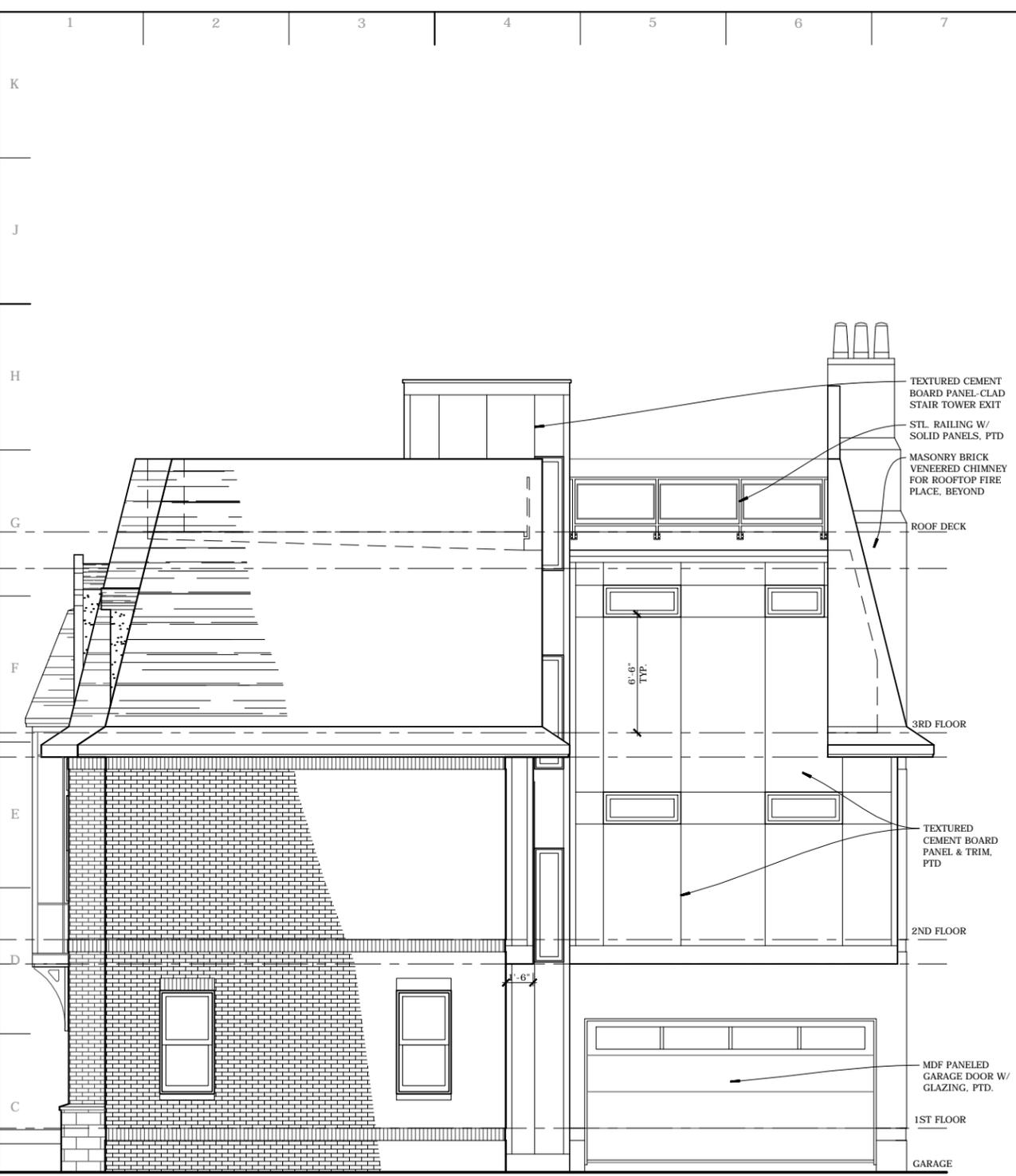


**A1 SOUTH FACING ELEVATION**



**A9 EAST FACING ELEVATION**

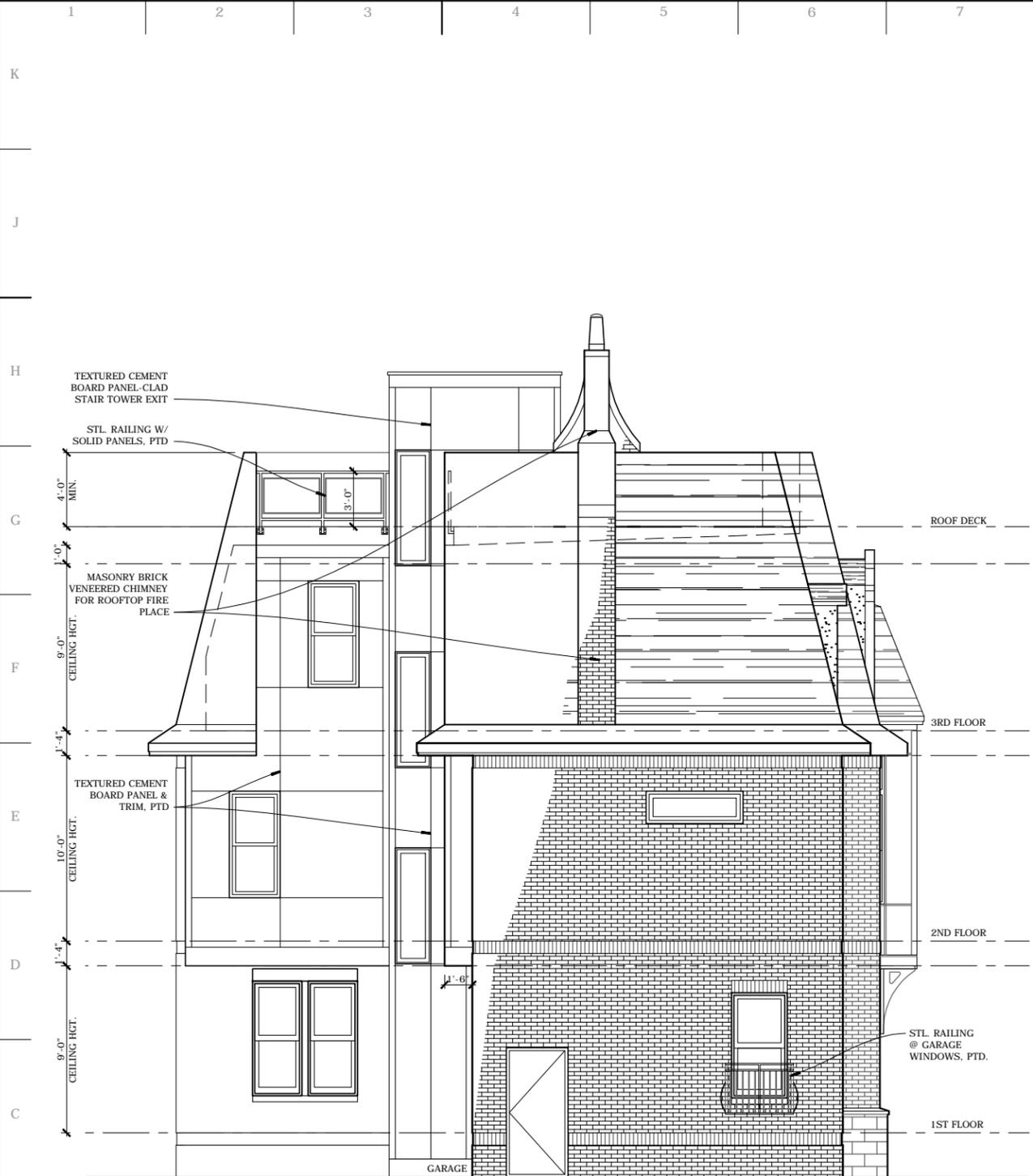




**A1 SOUTH FACING ELEVATION**  
 1/8" = 1'-0"  
 0 10 20  
 1 2 3 4 5 6 7



**A8 5TH AVE N. ELEVATION**  
 1/8" = 1'-0"  
 0 10 20  
 8 9 10 11 12 13 14 15

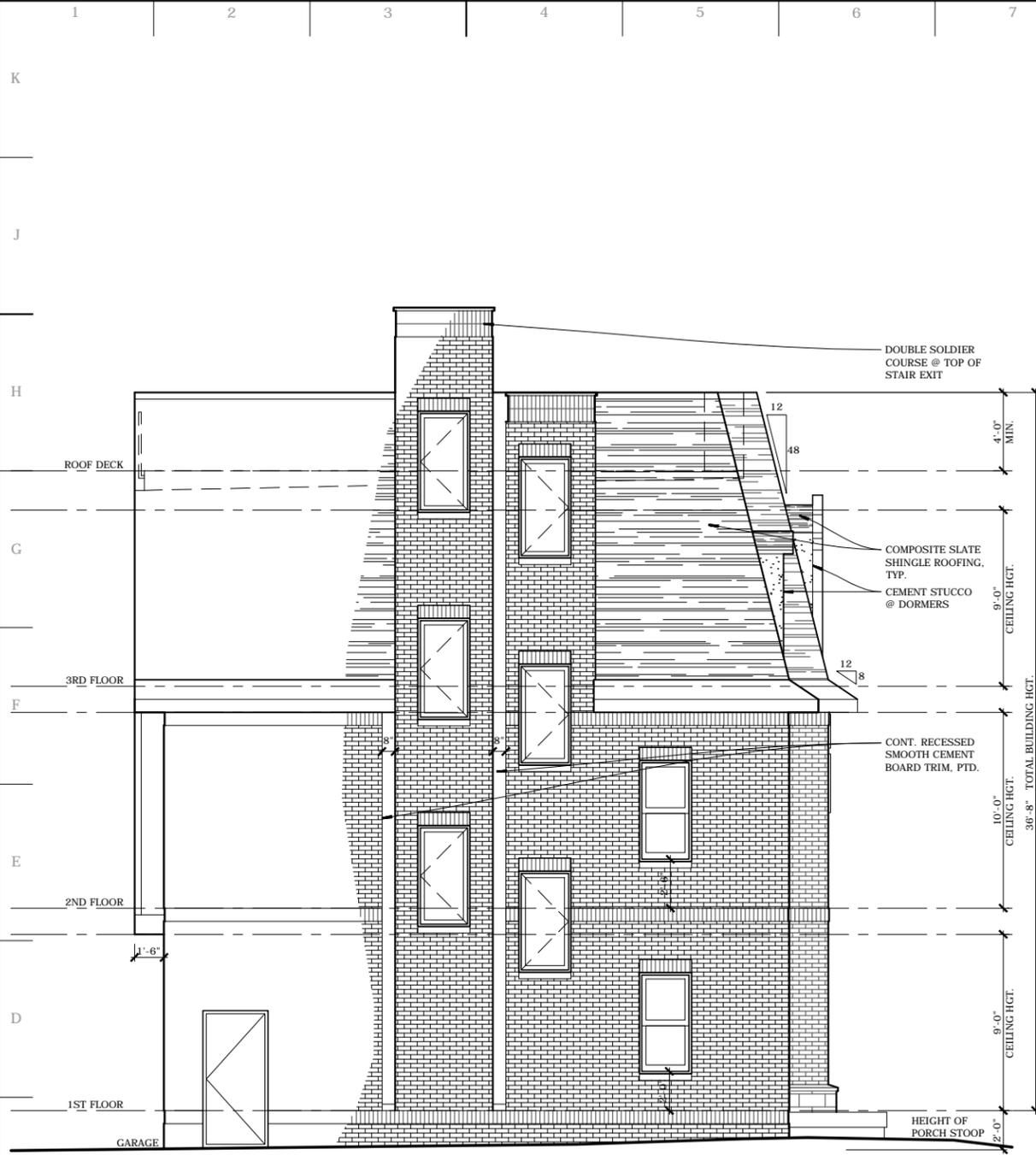


**A1 EAST FACING ELEVATION**



**A8 MONROE ELEVATION**





**A1 EAST ELEVATION**



**A9 MONROE ELEVATION**

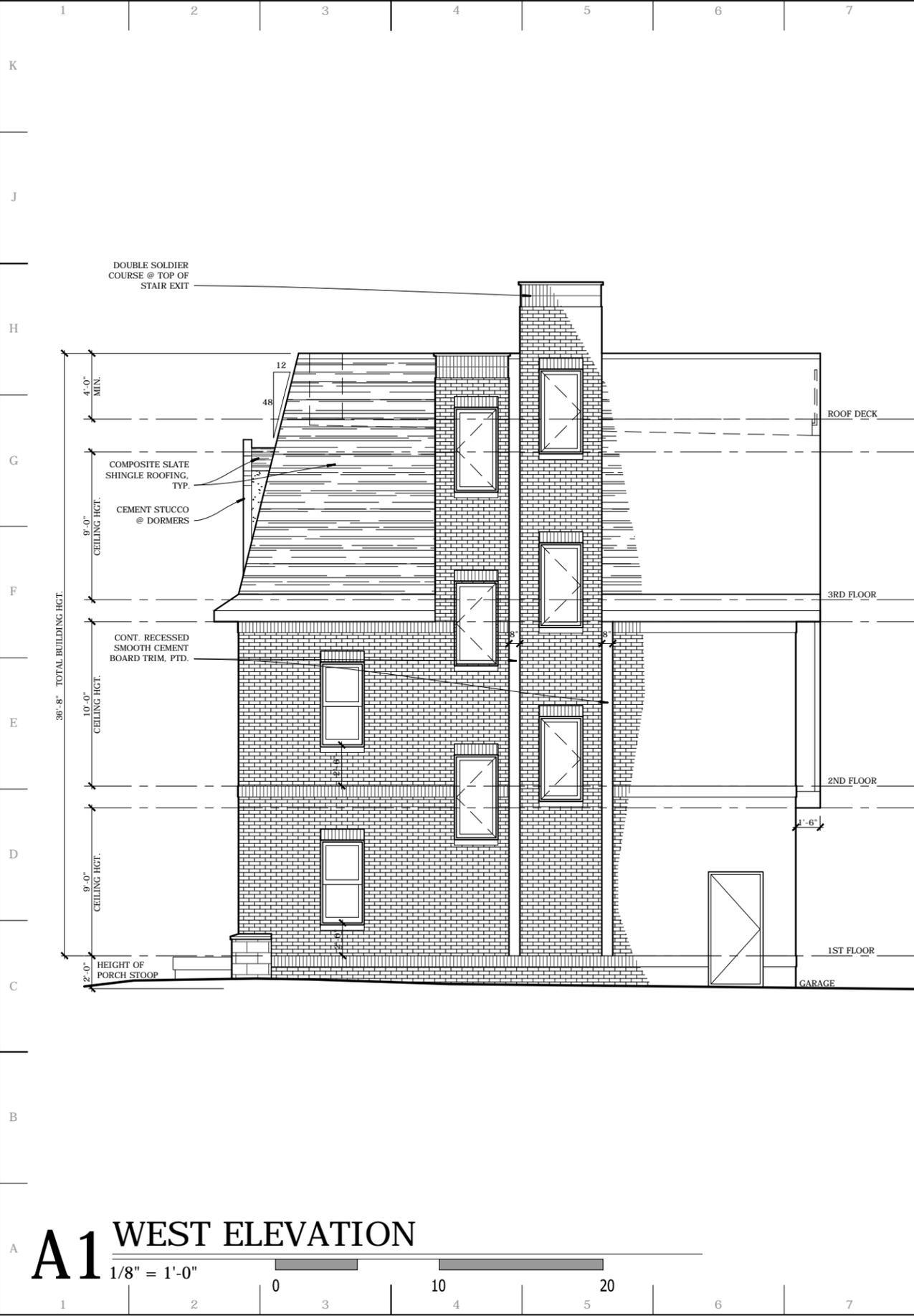


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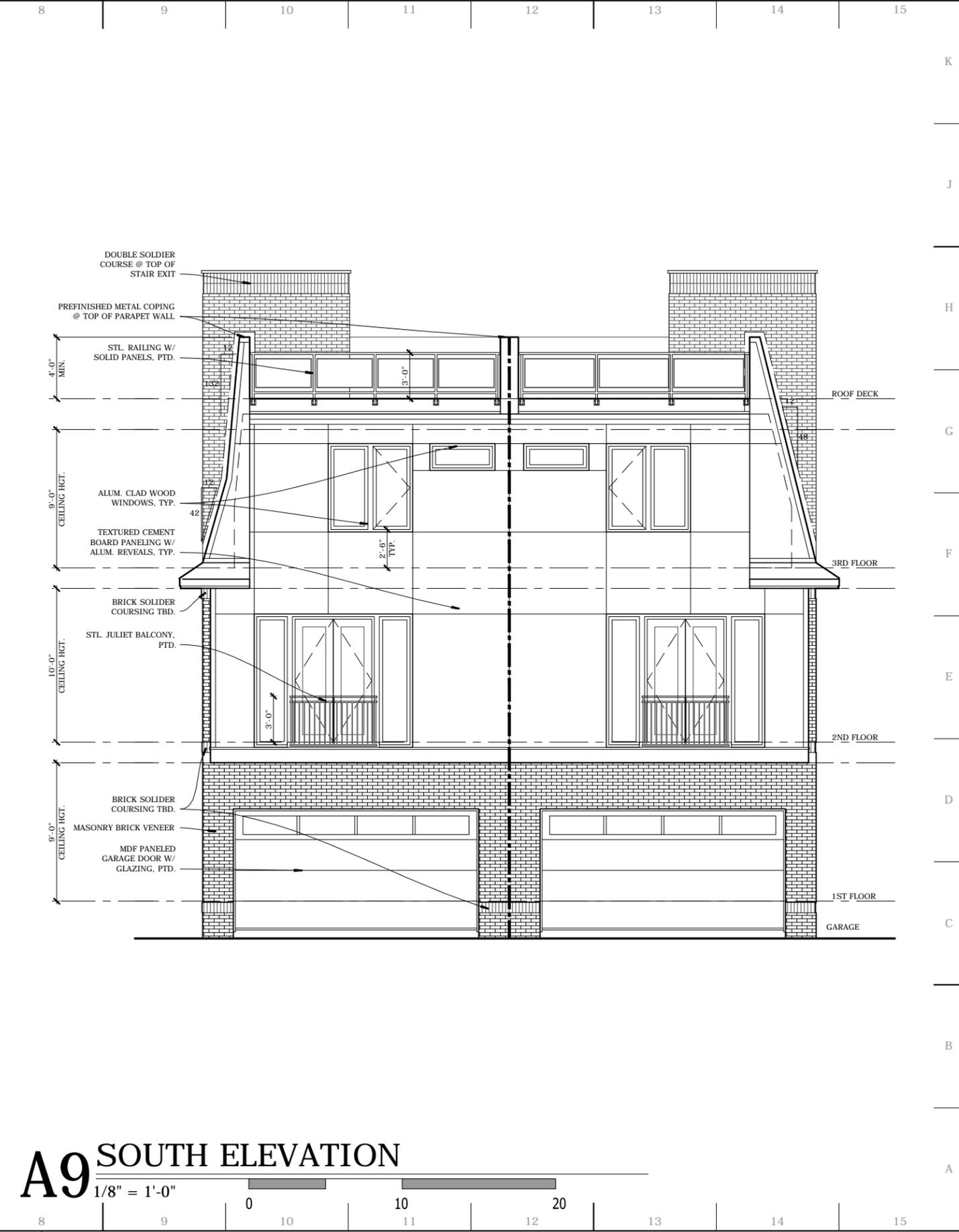
REV: 0  
 DATE: 02.06.13  
 DESC: MIZC SUBMISSION

EXTERIOR ELEVATIONS - 417 & 419 MONROE

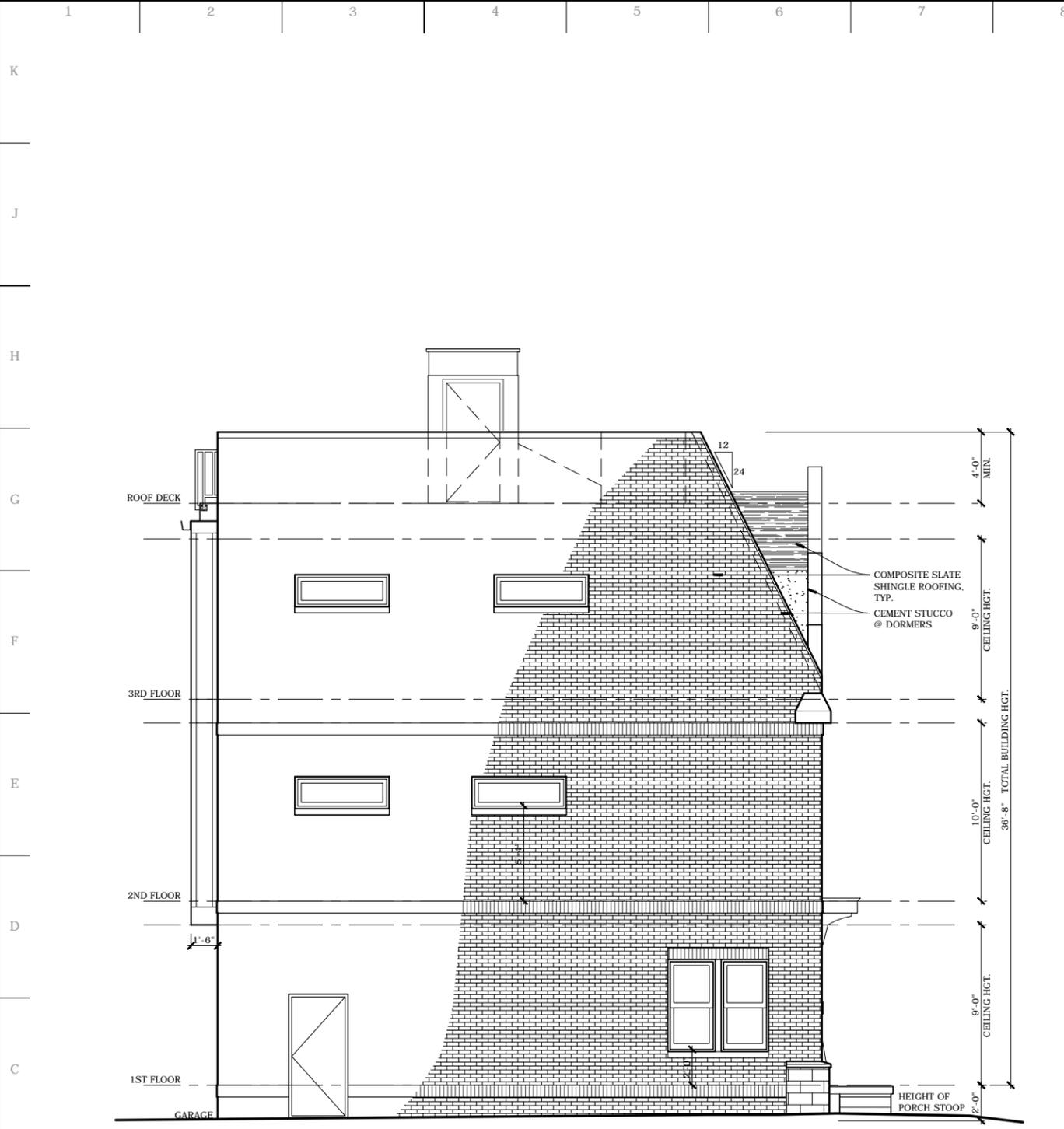
NEW CONSTRUCTION:  
**LUXUS GERMANTOWN**  
 5TH AND MONROE  
 NASHVILLE, TN



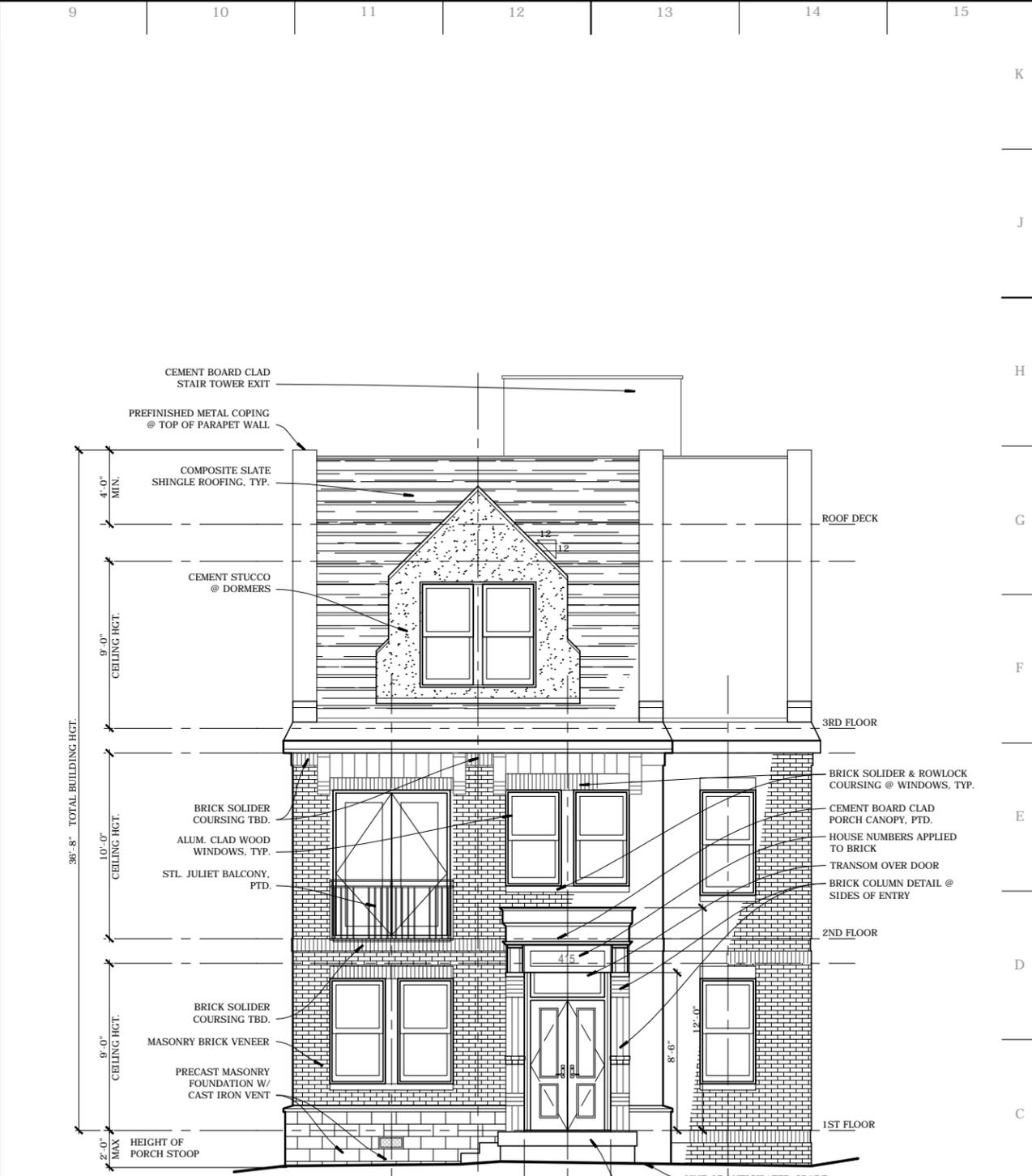
**A1 WEST ELEVATION**  
1/8" = 1'-0"



**A9 SOUTH ELEVATION**  
1/8" = 1'-0"



**A1 EAST ELEVATION**



**A9 MONROE ELEVATION**

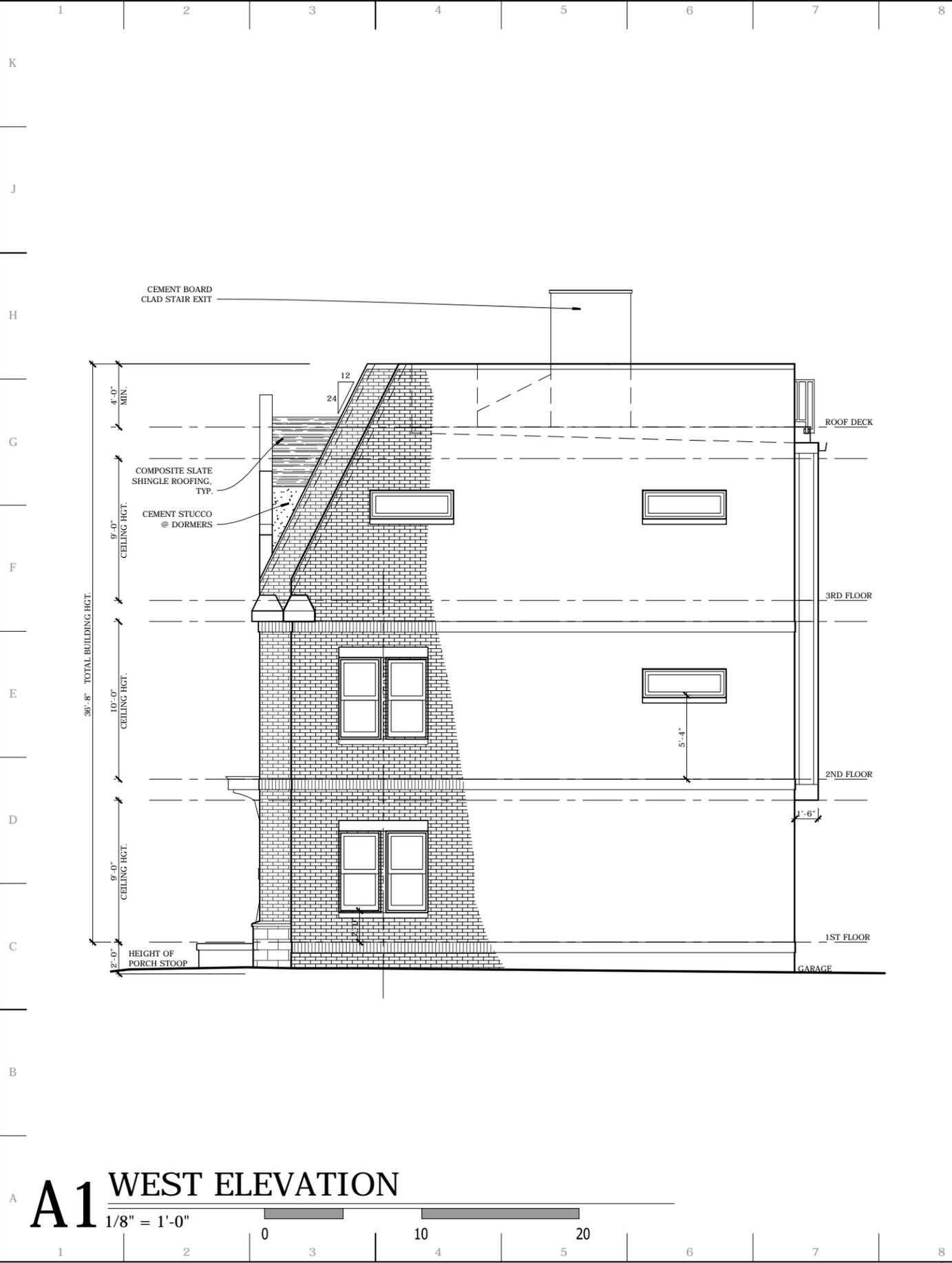


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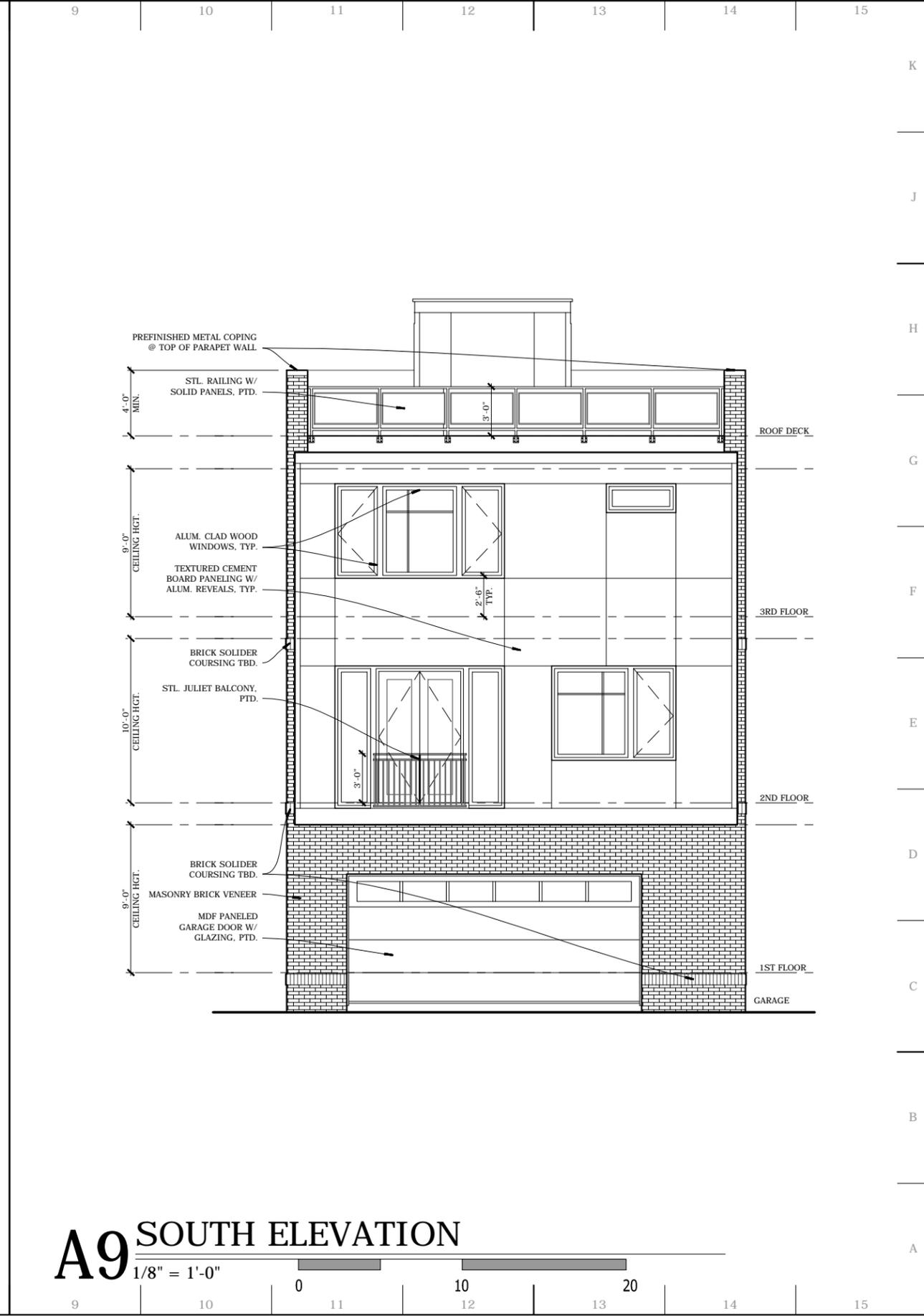
REV: 0  
 DATE: 02.06.13  
 DESC: MIZZ SUBMISSION

EXTERIOR ELEVATIONS - 415 MONROE

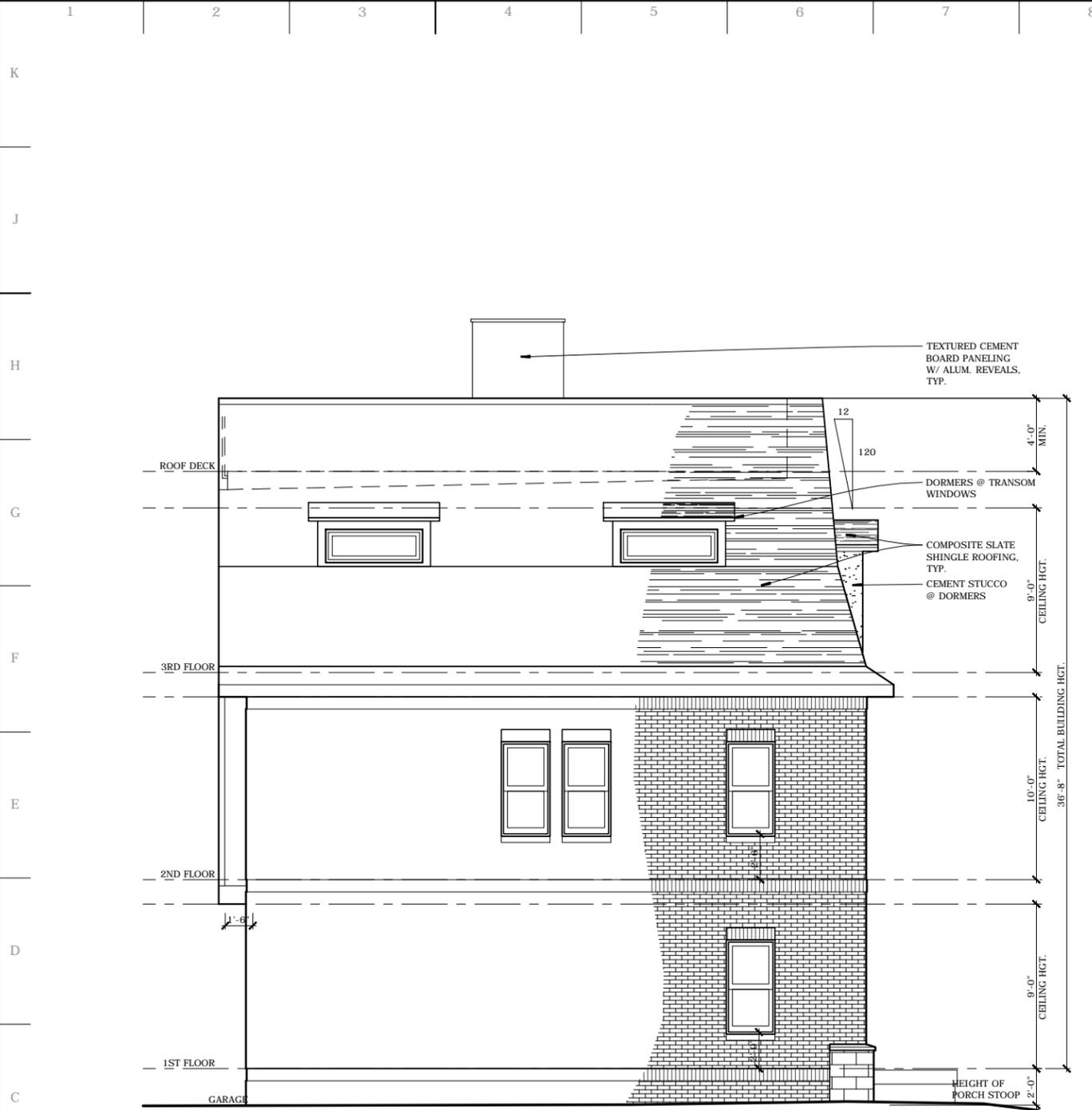
NEW CONSTRUCTION:  
**LUXUS GERMANTOWN**  
 5TH AND MONROE  
 NASHVILLE, TN



**A1 WEST ELEVATION**  
 1/8" = 1'-0"



**A9 SOUTH ELEVATION**  
 1/8" = 1'-0"



**A1 EAST ELEVATION**



**A9 MONROE ELEVATION**

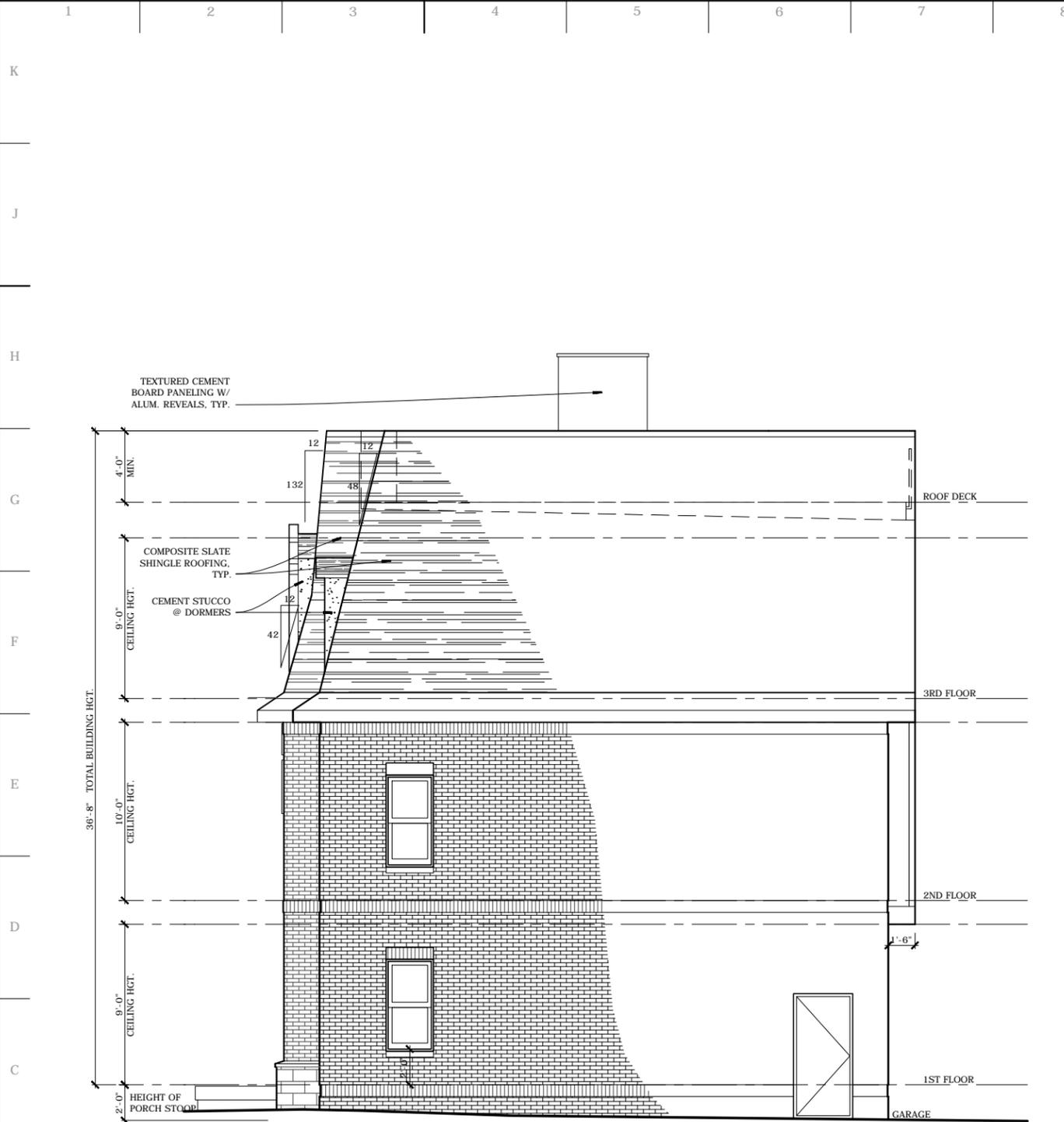


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REV: 0  
 DATE: 02.06.13  
 DESC: MIZC SUBMISSION

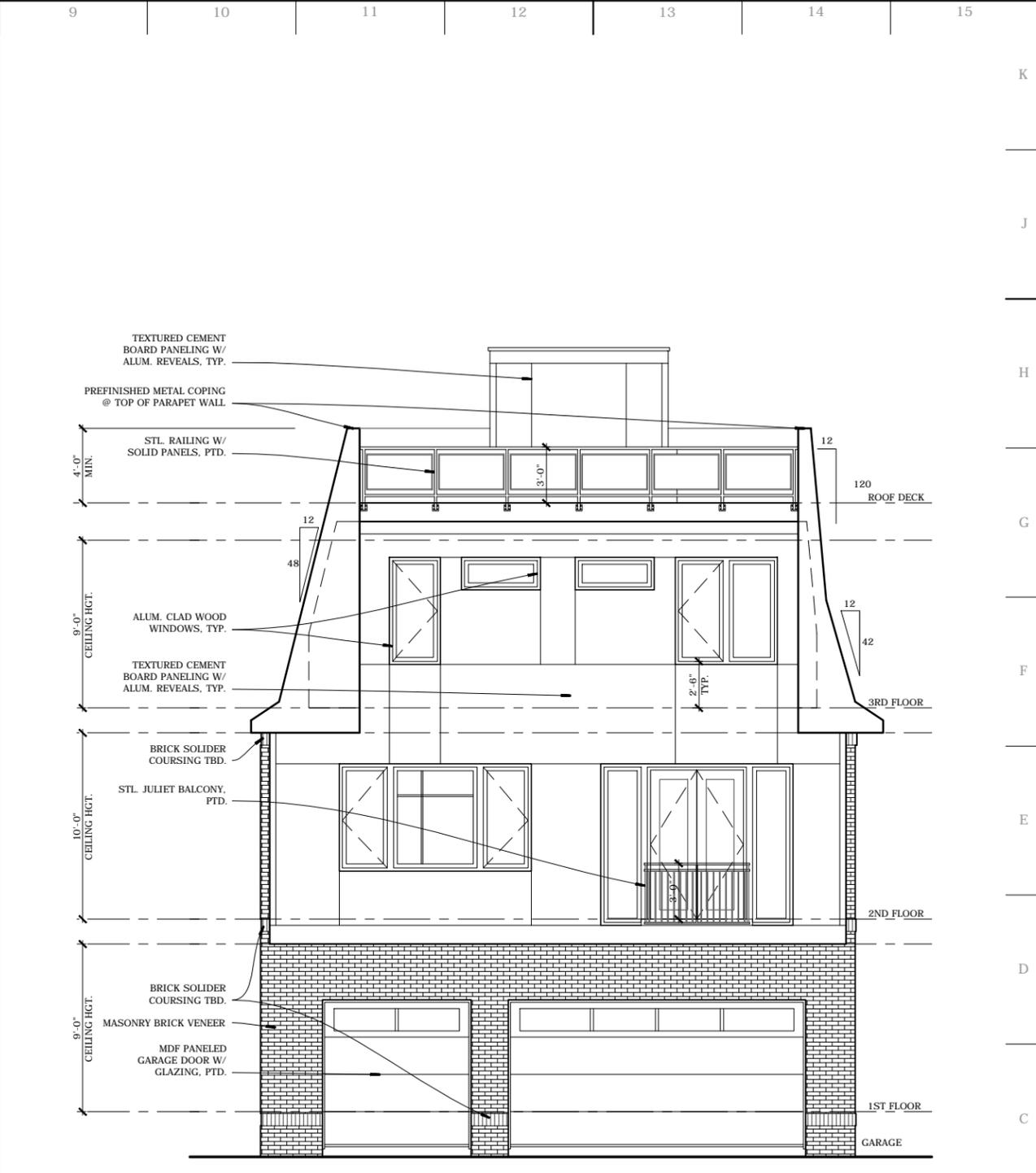
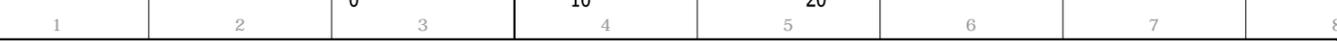
EXTERIOR ELEVATIONS - 413 MONROE

NEW CONSTRUCTION:  
**LUXUS GERMANTOWN**  
 5TH AND MONROE  
 NASHVILLE, TN



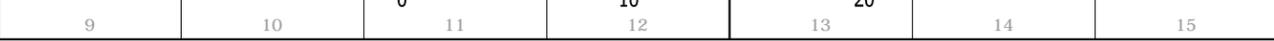
**A1 WEST ELEVATION**

1/8" = 1'-0"



**A9 SOUTH ELEVATION**

1/8" = 1'-0"



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REV: 0  
 DATE: 02.06.13  
 DESC: MIZG SUBMISSION