



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
205 South 10th Street
June 19, 2013

Application: New construction-infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309020700

Applicant: John Root, RootARCH

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

Description of Project: Applicant proposes to construct a multi-use development on a vacant lot at the corner of South 10th and Russell Streets.

Recommendation Summary: Staff recommends approval with the condition that the applicant obtain administrative approval of materials: windows; doors; masonry color, dimensions and texture; cement fiber connections, walkway materials and the lap siding reveal. With this condition the project meets the design guidelines for new construction.

Attachments

A: Photographs

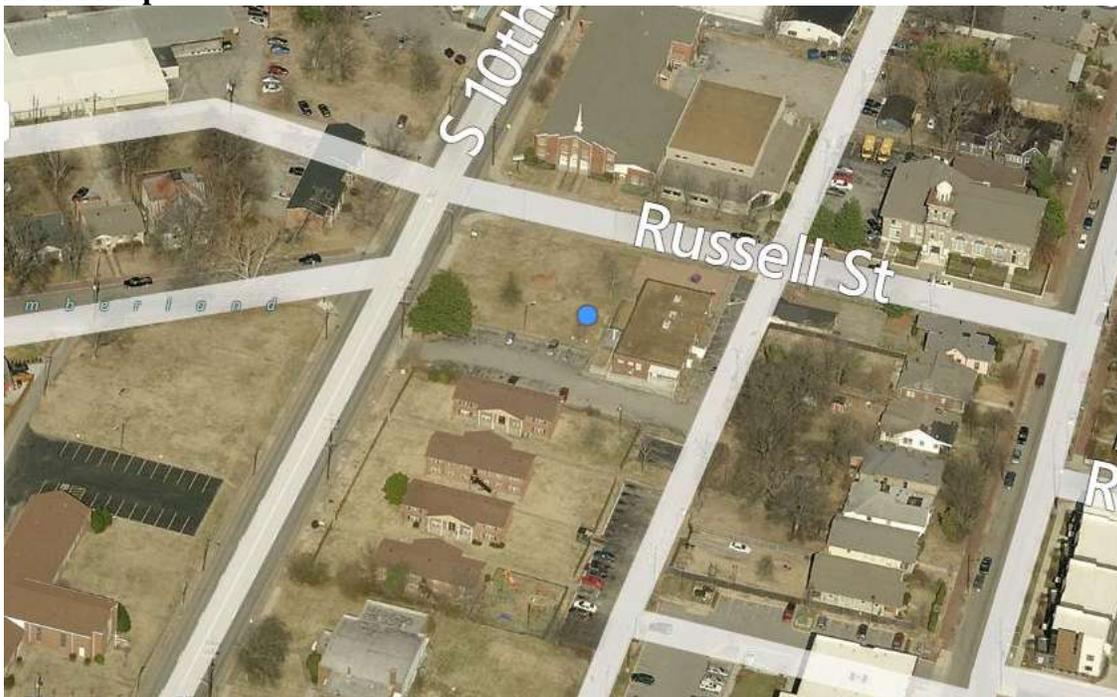
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

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

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

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

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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

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

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

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

7. 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

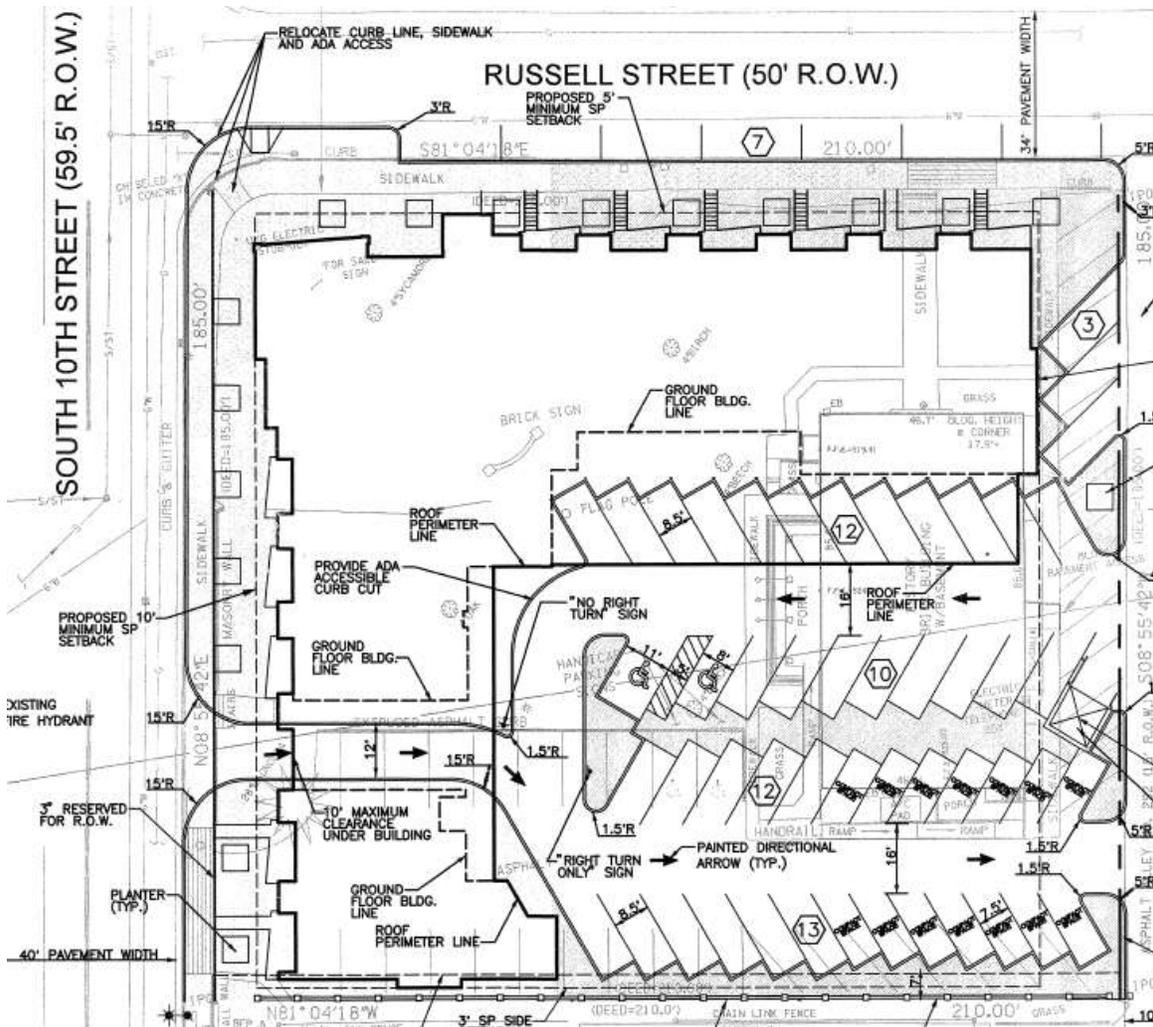
Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

Background: Applicant proposes to construct a multi-use development on a vacant lot at the corner of S 10th and Russell Streets. The development includes 16 residential units facing S 10th Street and Russell Street and the interior of the lot. The interior lots are connected to Russell Street with a pedestrian court and walkway. A commercial building is placed at the corner vehicular access for all from the alley. Facing Russell Street are two units that are optional live/work or office condo units. The majority of the parking is at the rear of the lot with some parallel spaces along Russell Street.

A SP for mixed used development was approved by the Planning Commission in 2007 (renewed in 2011) for a layout that is similar to what is proposed, with three story buildings and approximately 54,000 GSF. See two examples of the original SP below.



Analysis and Findings:

Height & Scale: Because of the complexity of the project and the change in grade, the heights vary greatly. The commercial corner is two-stories and approximately thirty to thirty two feet (30'—32') tall from grade. The two-story residential buildings facing S 10th Street are approximately thirty feet (30') from grade and the three-story units facing Russell Street are approximately forty feet (40') from grade. The interior units also vary in height but are in the same range.

The majority of buildings in the immediate vicinity are one and one-story dwellings that are in the approximate twenty-three feet (23') from grade range; however, there are historic buildings nearby that are between thirty-two and thirty-six feet (32'-36') tall from grade. The historic portion of the YMCA building located nearby at 122 11th Street is approximately sixty-two feet (62') from grade. The proposed construction provides for more varieties of height and scale than the original plan approved as a part of the SP which was a full three-story building. Based on the varied historic context, the number of stories and the height are appropriate for this eclectic district.

The scale of the building is broken up with changes in materials and fluctuations of façade setbacks and bays. Each residential unit reads as approximately twenty-feet (20') in width, which is appropriate for a “townhouse” type configuration as proposed. The commercial sections vary between twenty and forty feet (20'-40), which are similar to historic commercial buildings.

The project meets section II.B.1 and 2 of the design guidelines.

Setback and Rhythm of Spacing: The approved SP included a curb cut on S 10th Street, which is no longer part of the project, making the development more appropriate for the district. The original SP did not include the pedestrian connection from Russell Street to the interior of the project, which is another improvement over the original SP. The currently proposed setbacks vary between seven and twelve feet (7'-12'), not counting stoops and steps, which is similar to the varied setbacks approved in the SP. The project meets the setback requirements and general arrangement of the approved SP.

Relationship of Materials, Textures, Details, and Material Colors: The cladding includes masonry veneer running and stack bonds, cement board panels, and cedar wood rain screen siding. The rain screen has only been approved as an accent material by the Commission, so far, and will be minimally used on this building as well. The windows will be aluminum and the material for the doors was not indicated. Details and trim include concrete, steel columns, metal copings and canopies. All materials have been approved by the Commission in the past; however, additional information about their details, dimensions and color are needed. Staff recommends obtaining final approval of windows; doors; masonry color, dimensions and texture; the cement fiber connections, walkway materials and the lap siding reveal.

Roof Shape: The proposed roof form is a parapet wall which is typical of historic commercial buildings and meets section II.B.5 of the design guidelines.

Orientation: The pedestrian orientation of the project is toward S 10th and Russell Streets, as seen historically. The interior units also have an orientation towards the streets with a walkway leading back from Russell Street. Vehicular access is fully off the alley. The project meets section II.B.6 and II.B.9.

Proportion and Rhythm of Openings: The proportion of residential windows is primarily twice as tall as they are wide, as seen historically. The storefront windows fill the ground floor walls, as seen on historic commercial buildings. There is no linear expanse of more than ten feet (10') without an opening or break in the façade, which allows the building to match the rhythm of historic fenestrations while taking on a contemporary design. The corner commercial unit includes an upper-story porch that is enclosed within a boxed form. Some units include rooftop decks. The project meets section II.B.7

Appurtenances, Utilities & Public Spaces: The locations of dumpsters are not indicated and not all mechanicals are noted. Staff recommends that they be located near the alley or on rooftops, in locations where they are not visible from the street. For information about driveway and walkways please see the section on orientation. The plans do not indicate any lighting, fences, walls, signage or street furniture. The project meets section II.B.9

Recommendation: Staff recommends approval with the condition that the applicant obtain administrative approval of materials: windows; doors; masonry color, dimensions and texture; cement fiber connections, walkway materials and the lap siding reveal. With this condition the project meets the design guidelines for new construction.



Across 10th Street from the project site



Across Russell Street from the project site.



Next door to project site on S 10th Street



YMCA building, 122 South 11th Street



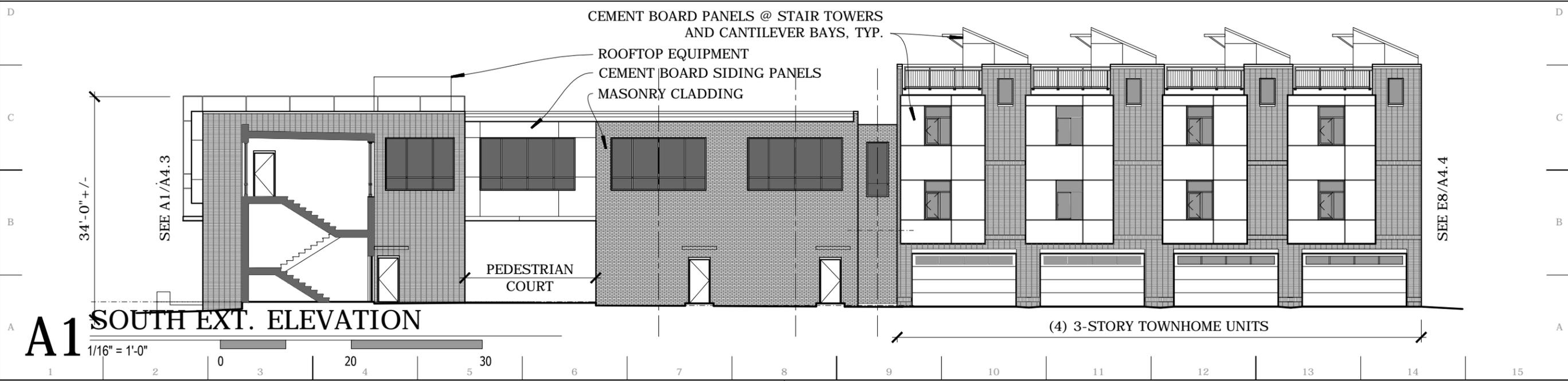
H1 EXT. ELEVATION @ PEDESTRIAN COURT (EAST)

1/16" = 1'-0"



E1 EAST ELEVATION

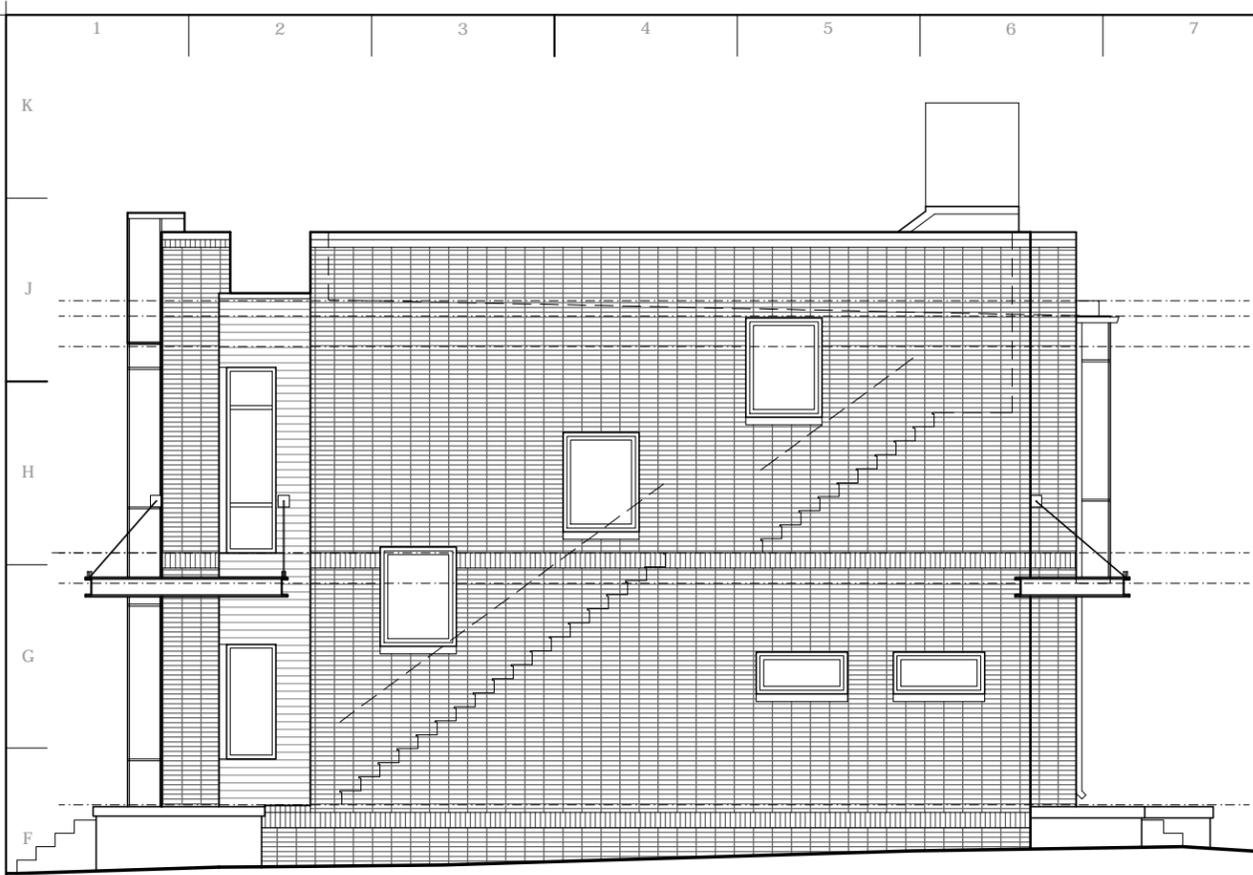
1/16" = 1'-0"



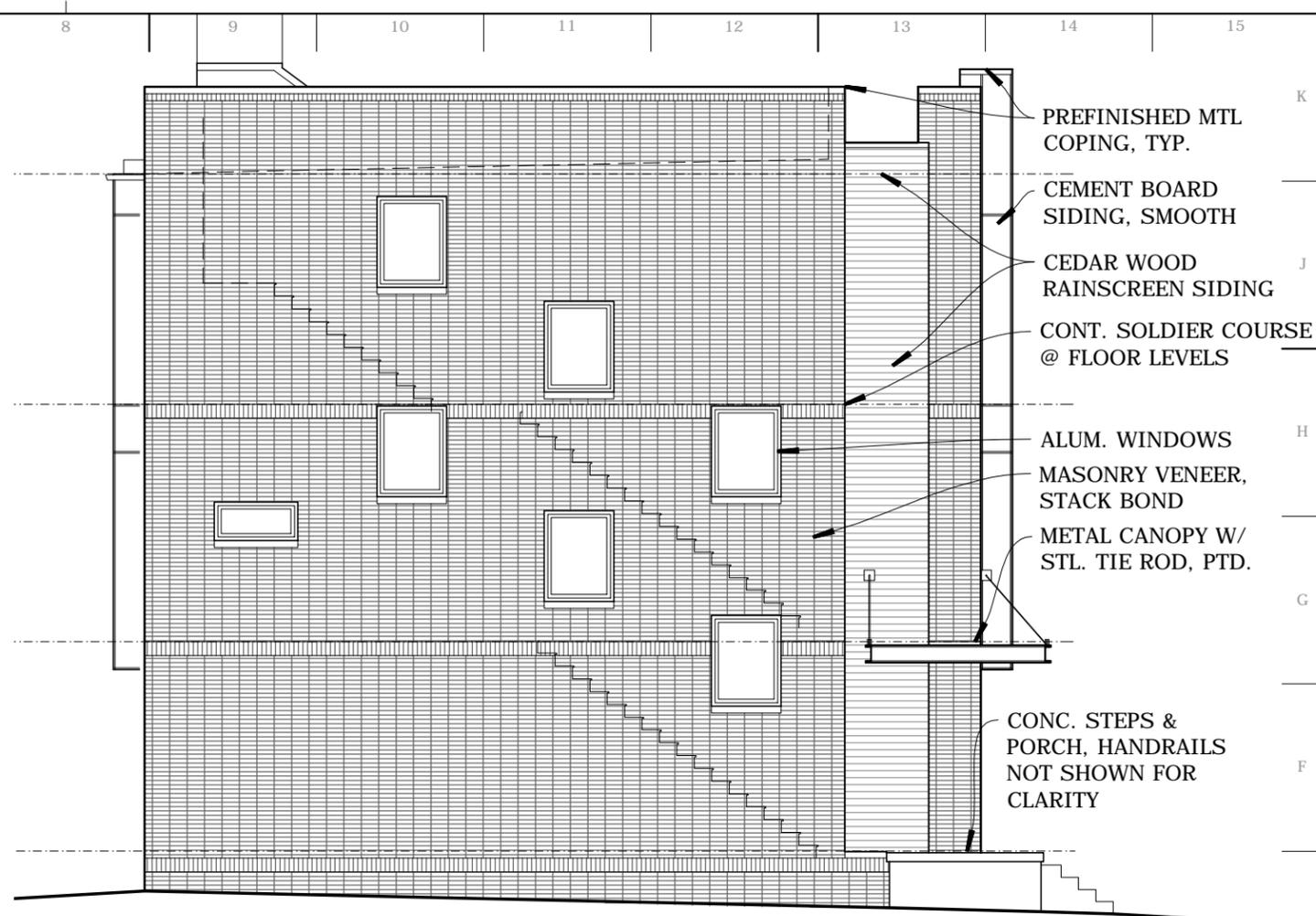
A1 SOUTH EXT. ELEVATION

1/16" = 1'-0"





E1 SIDE ELEVATION @ 2-STORY
 1/8" = 1'-0"



E8 TYP. SIDE ELEVATION @ 3-STORY
 1/8" = 1'-0"

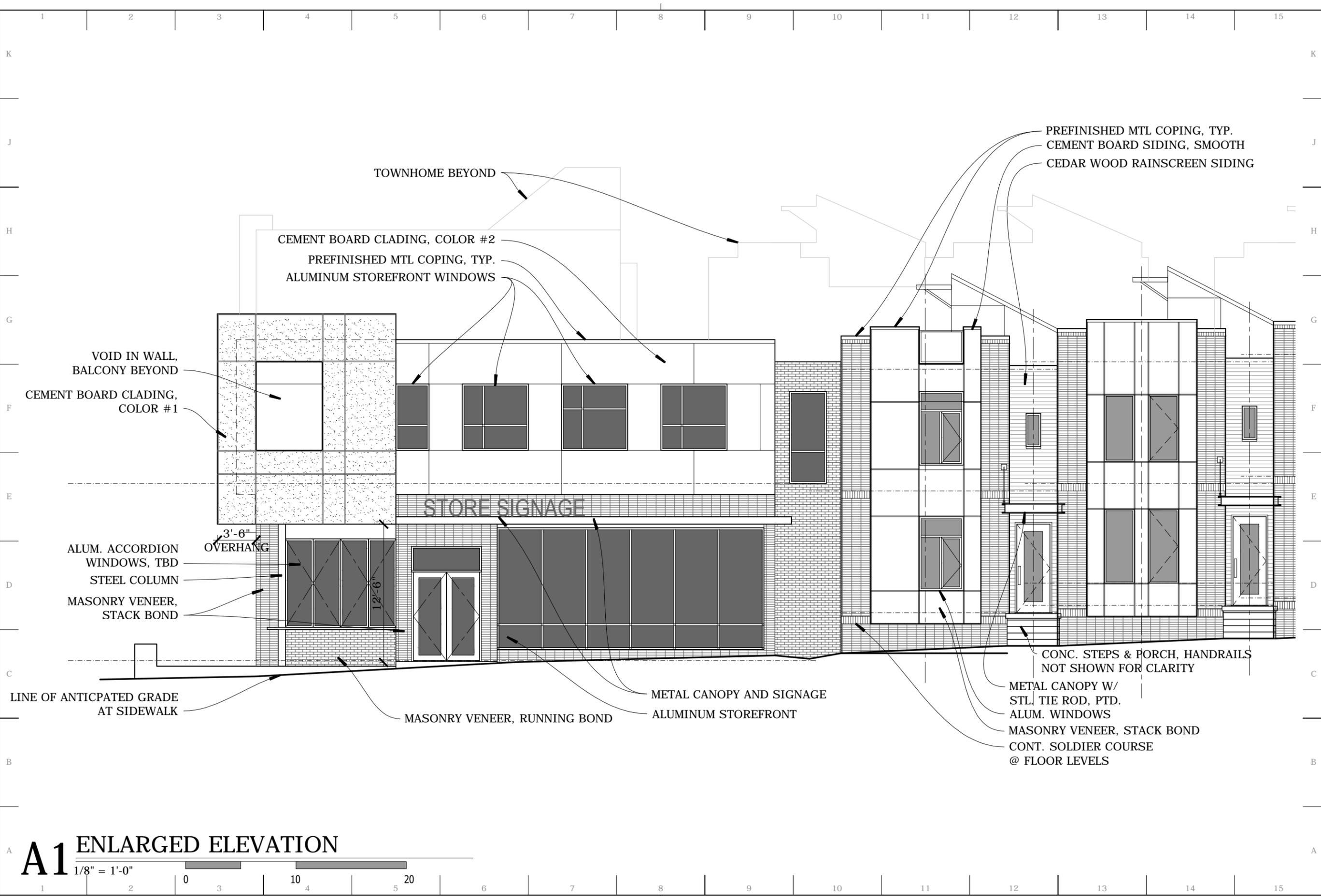


- PREFINISHED MTL COPING, TYP.
- CEMENT BOARD SIDING, SMOOTH
- CEDAR WOOD RAINSCREEN SIDING
- CONT. SOLDIER COURSE @ FLOOR LEVELS
- ALUM. WINDOWS
- MASONRY VENEER, STACK BOND
- METAL CANOPY W/ STL. TIE ROD, PTD.
- CONC. STEPS & PORCH, HANDRAILS NOT SHOWN FOR CLARITY



A1 EXT. ELEVATION @ PEDESTRIAN COURT (WEST)
 1/16" = 1'-0"





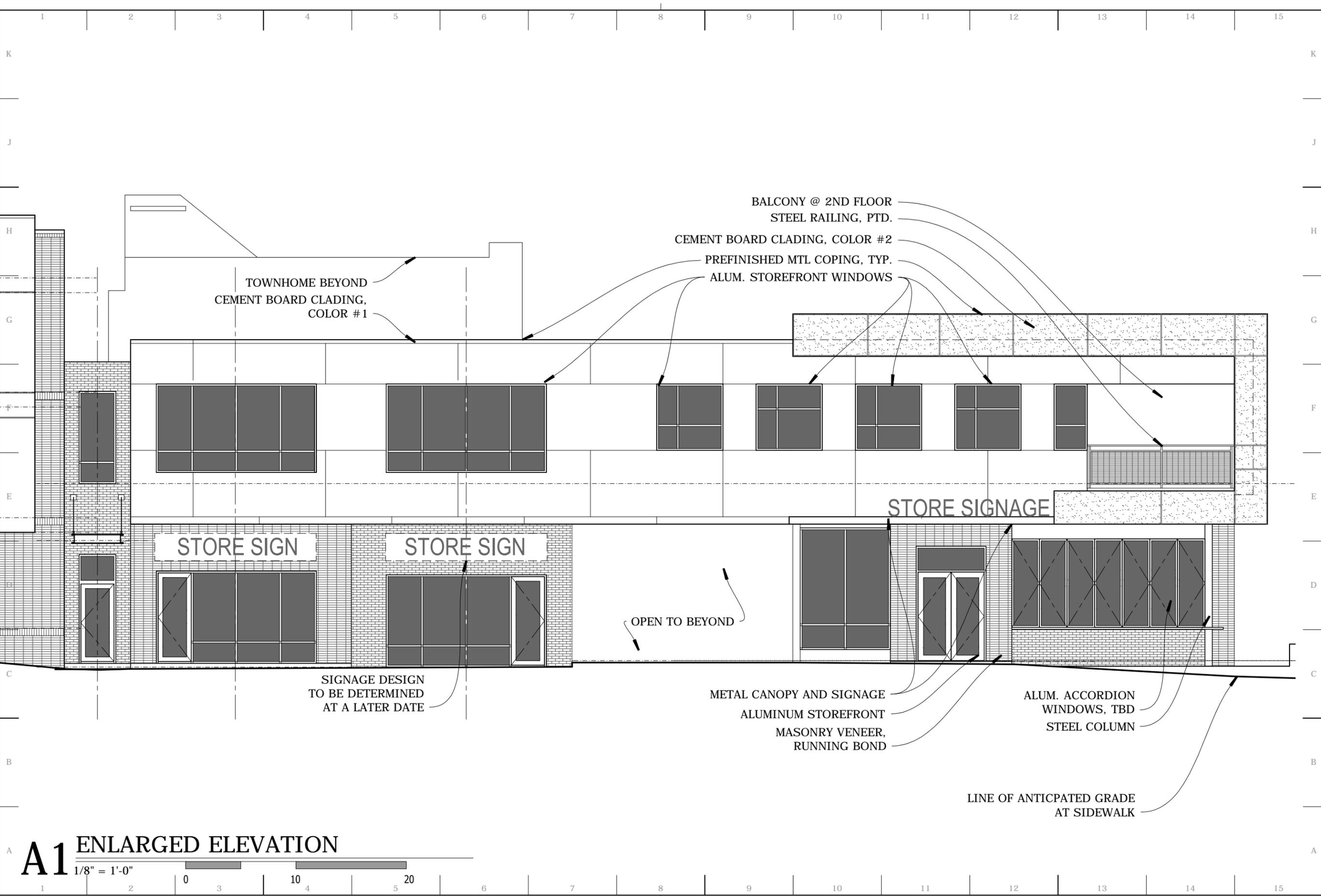
A1 ENLARGED ELEVATION

1/8" = 1'-0"



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REV: 0
 DATE: 06.03.13
 DESC: MEZC SUBMITTAL



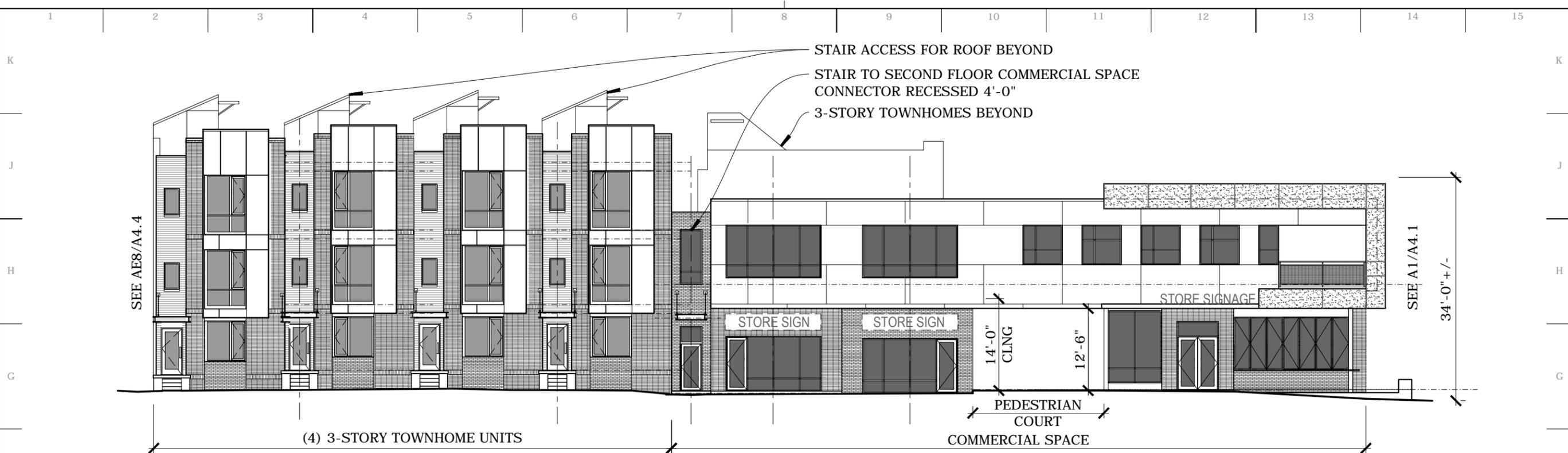
A1 ENLARGED ELEVATION



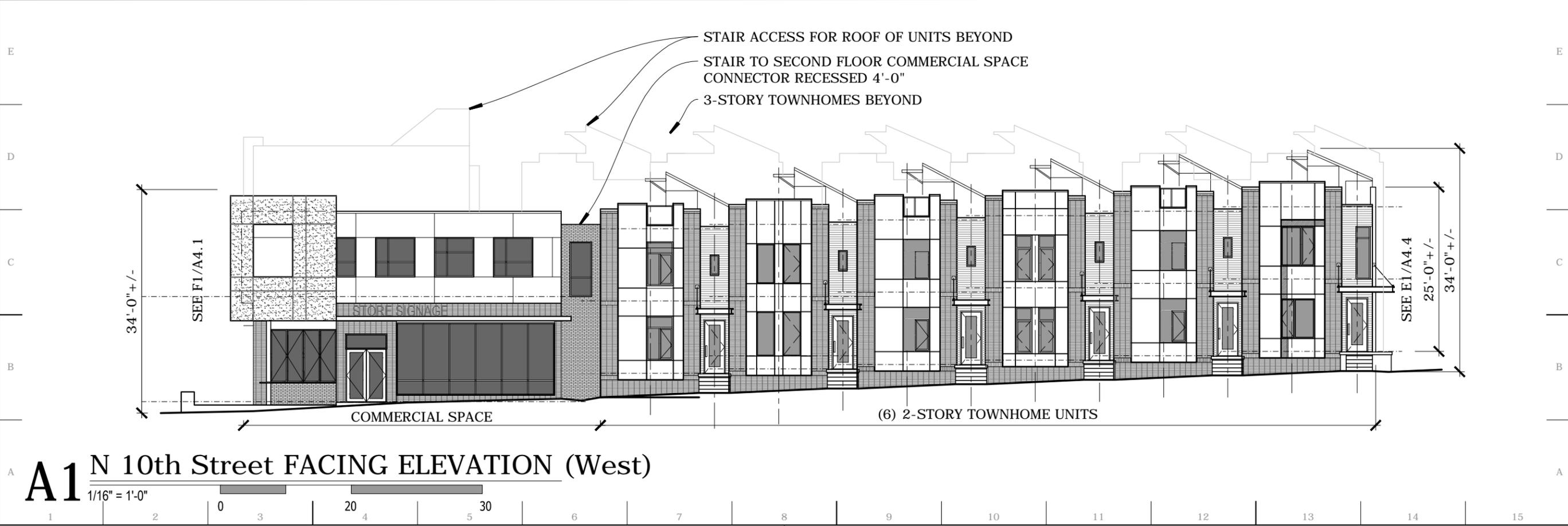
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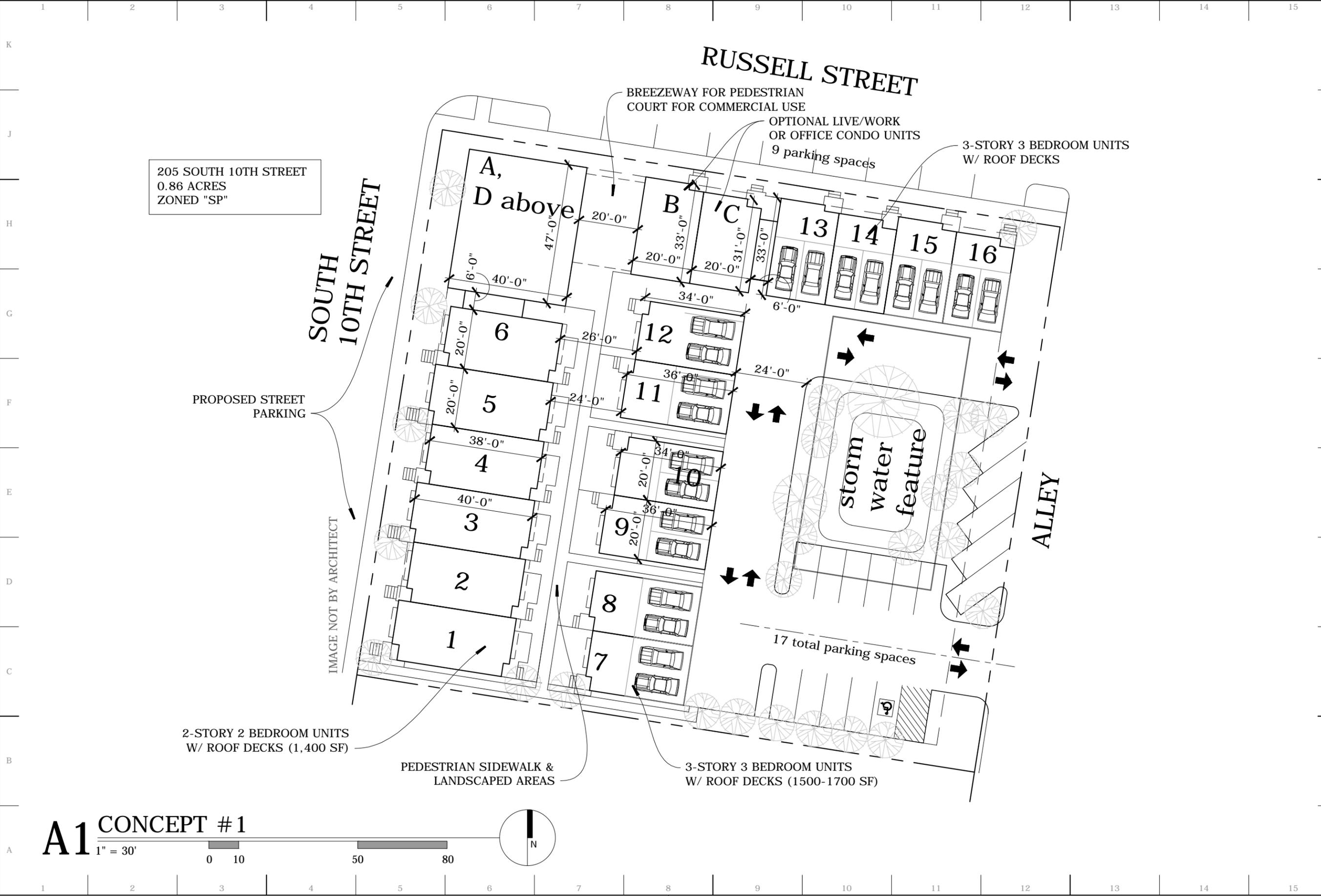
EXTERIOR ELEVATIONS
 #13127



F1 Russell Street FACING ELEVATION (North)
 1/16" = 1'-0"
 0 20 30



A1 N 10th Street FACING ELEVATION (West)
 1/16" = 1'-0"
 0 20 30



205 SOUTH 10TH STREET
0.86 ACRES
ZONED "SP"

PROPOSED STREET
PARKING

2-STORY 2 BEDROOM UNITS
W/ ROOF DECKS (1,400 SF)

PEDESTRIAN SIDEWALK &
LANDSCAPED AREAS

BREEZEWAY FOR PEDESTRIAN
COURT FOR COMMERCIAL USE

OPTIONAL LIVE/WORK
OR OFFICE CONDO UNITS
9 parking spaces

3-STORY 3 BEDROOM UNITS
W/ ROOF DECKS

storm
water
feature

17 total parking spaces

3-STORY 3 BEDROOM UNITS
W/ ROOF DECKS (1500-1700 SF)

A1 CONCEPT #1

1" = 30'

