



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

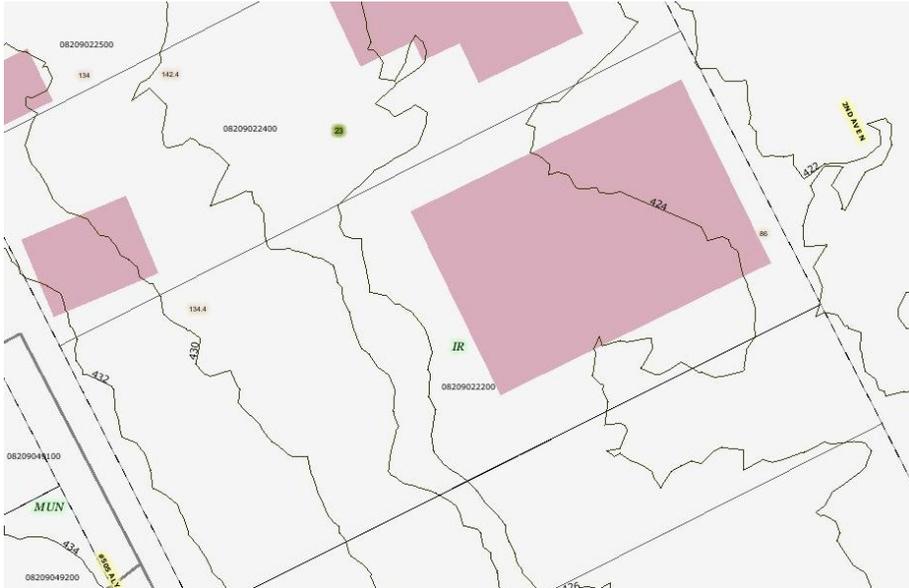
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1307 Second Avenue North
September 18, 2013

Application: New construction-addition
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209022200
Applicant: Preston Quirk, Quirk Designs
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The project is to add a three-story residential addition to the rear of a non-historic industrial building in an area with little to no historic context.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff review a stone sample, metal roof color, windows, and doors. 2. The mechanicals and utilities be located on the roof or at the rear of the addition or on the right side of the addition. <p>With these conditions, staff finds that the addition meets Sections 3.0 and 4.0 of the <i>Germantown Historic Overlay Design Guidelines</i>.</p>	<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

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.

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.

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 b 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.

4.0 Additions

An ADDITION consists of an extension to an existing structure that increases the floor area or height of that structure.

4.1 General Principles

- 4.1.1 Guidelines apply only to the exteriors of new additions. 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 – Generally facades facing the alley are not considered public facades. Non-public facades are those not visible from the public right of way, street or streets.*
- 4.1.2 The guidelines for Section 2 New Construction shall apply to all additions.

4.4 Additions to Non-historic Commercial Buildings

Germantown was rezoned in the mid-twentieth century, and many of the buildings constructed in the 1950s to 1980s do not possess urban characteristics. The overlay does not prevent businesses in existing buildings from expanding to meet their needs.

Front and side additions to existing commercial buildings, which bring the building toward compliance with established setback, massing, scale, height, rhythm of spacing and/or orientation are encouraged. However, special exception or consideration will be given to expanding commercial buildings when it is not feasible to comply explicitly with guidelines or setbacks.

- 4.4.1 Established setback: Generally additions should be made as close to the front sidewalk or property line as possible.
- 4.4.2 Massing, scale, and height: Street front additions should be similar to and not contrast greatly existing building. For example, if the existing building should not be diminutive by comparison.
- 4.4.3 Rhythm of spacing: Any addition with a long façade should not be monolithic, but be broken in series of bays, which creates a more pedestrian friendly façade. This may be accomplished with a change in materials or indentions along the building façade.
- 4.4.4 Orientation: There should be a building entrance facing the street.

Background: The project is to add a three-story residential addition to the rear of a non-historic industrial building in an area with little to no historic context (Figures 2 & 3).



Figure 1 & 2. 1307 2nd Avenue North. The photo to the left was taken prior to the recladding of the existing structure in brick.

Analysis and Findings:

Setbacks & Siting: The addition will meet all base zoning requirements for setbacks. The addition will be located behind the existing structure. The design guidelines ask that new construction be located to the side and close to the front of the lot in order to keep the rhythm of spacing at the street consistent. However, in this case, there is existing parking to the side of the existing building that will not be relocated because the only truck loading/unloading area is at the side of the building, off this parking lot. Staff therefore finds that the location of the addition behind the existing building is appropriate and meets sections 4.4.1, 3.1.1, and 3.2.2.

Massing, Scale & Height: The design guidelines require that new construction be compatible with the surrounding context and should not exceed thirty-five feet (35'). The context is between fourteen feet and thirty-five feet (14'-35'). The proposed addition will be thirty-five feet, three inches (35'3") tall, not including a stair bulkhead, which adds six

feet, three inches (6'3") to the overall height. Like chimneys, the Commission does not typically consider stair bulkhead heights in the assessment of the height of new construction.

The addition is attached to an industrial building that is approximately fourteen feet (14') tall. Approximately one and one-half stories of the addition will extend above the ridge of the existing building. This additional height will be minimized by the fact that the addition will be approximately seventy-two feet (72') beyond the front wall of the existing building and the surrounding context is not historic.

The addition will match the width of the structure in front of it, and will be approximately forty feet (40') wide. It will be thirty-eight feet (38') deep. Staff finds the project to meet sections 4.4.2, 3.1.6, 3.2.4, and 3.2.5.

Rhythm of Spacing, Façade Articulation & Orientation: Since this is a rear addition, the rhythm of spacing along the street, the façade articulation and orientation are not relevant; therefore sections 4.4.3, 4.4.4, 3.1.3, 3.1.5, and 3.2 were not applied.

Architectural Style: Architectural style should match the context; however, the context is primarily industrial buildings with few openings which does not lend itself to residential use, which is the planned use of the addition. In this area of little to no historic context, staff found the style to be appropriate. The project meets section 3.1.2.

Materials: The first floor and a portion of the second story on the south elevation will be cultured stone. Staff asks to review a stone sample. A portion of the second story on the south elevation, and all of the second and third stories on the east, west, and north elevations will be smooth face cement fiber lap siding with a five inch (5") reveal. Cement fiberboard panels with battens will be used as an accent material on the south elevation. The balcony columns will be wood, and the railings will be iron. The windows will be aluminum storefront windows with four inch (4") casings in the areas clad in siding and brick molding in the stone veneer. The materials for the doors were not indicated, and staff asks to review them. The stair bulkhead will be stuccoed.

The majority of the roof is flat and the material will not be visible. A portion of the roof will be a shed roof and will have metal roof. Staff asks to review the color of the metal roofing. With the staff's final approval of the windows, doors, stone sample, and roof color, staff finds the project to meet section 3.3, and 3.5.

Roof: A stair bulkhead that is approximately eleven feet (11') wide and four feet (4') deep will extend six feet, three inches (6'3") above the roofline. It is placed approximately in the center of the addition's roof. Because the addition is set so far back from the street, staff finds that the proposed placement of the stair bulkhead will minimize its visibility and will meet section 3.6.

Utilities / Mechanical: The location of utilities is not noted. Staff recommends that they be located on the roof or at the rear of the addition or on the right side of the addition. With this condition, the project meets section 3.7.

Recommendation Summary: Staff recommends approval with the following conditions:

1. Staff review a stone sample, metal roof color, windows, and doors.
2. The mechanicals and utilities be located on the roof or at the rear of the addition or on the right side of the addition.

With these conditions, staff finds that the structure meets Sections 3.0 and 4.0 of the *Germantown Historic Overlay Design Guidelines*.

Additional Photos



Rear of the existing structure



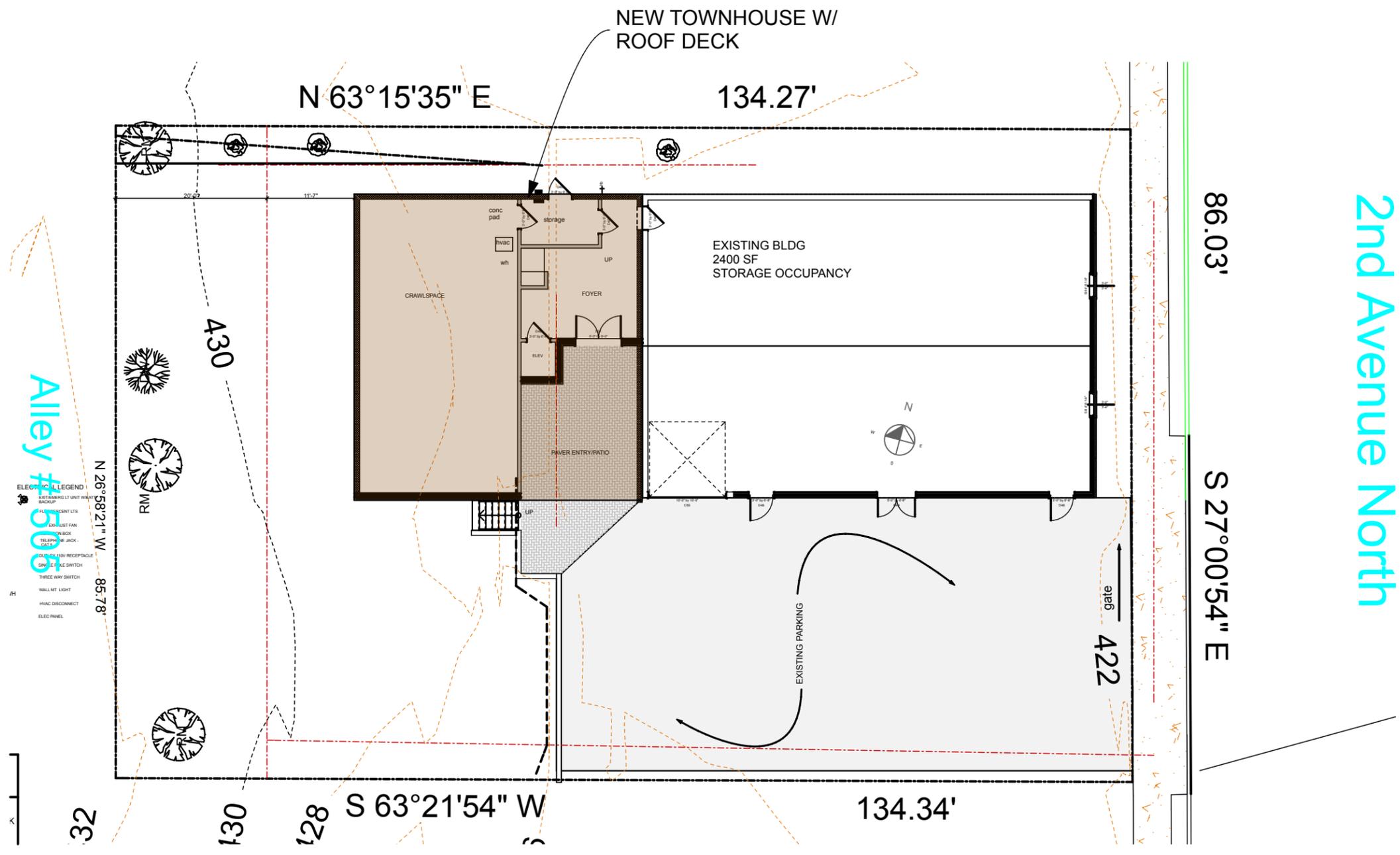
Back corner of the existing structure



Back of the parking lot and yard beyond



Back portion of the existing structure.



1 **SITE PLAN**
SCALE: 1/16" = 1'-0"

2931 BERRY HILL DRIVE
SUITE 200
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QUIRK DESIGNS

PHONE:
383
#Custom 2

New Townhouse
Norma Crow
1307 2ND AVENUE NORTH
NASHVILLE, TN 37203

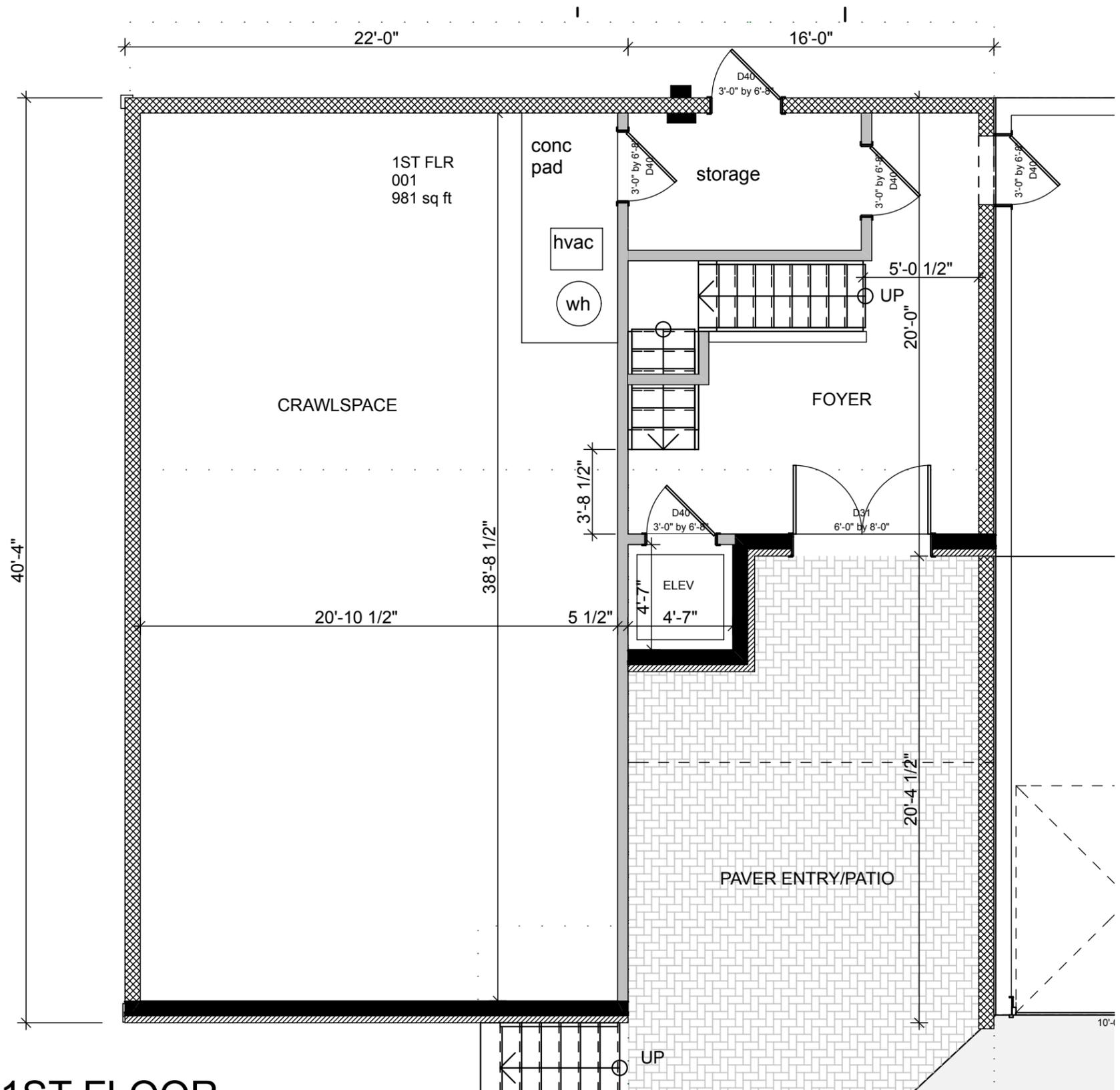
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SITE PLAN

A1
SHEET 1

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1 1ST FLOOR
SCALE: 3/16" = 1'-0"

2831 BERRY HILL DRIVE
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QUIRK DESIGNS

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New Townhouse
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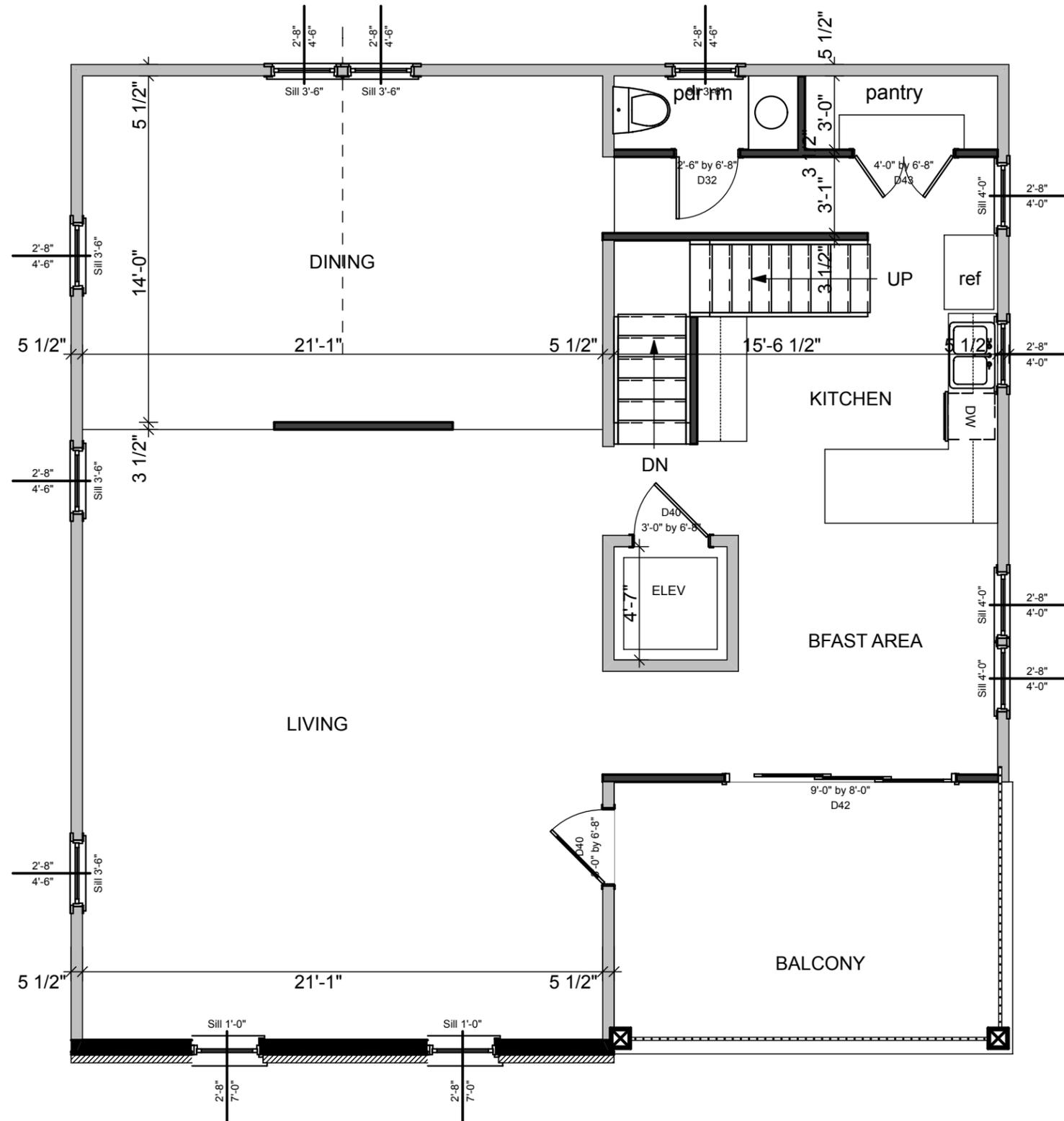
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FIRST FLR PLAN

A2
SHEET 2

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1 2ND FLOOR
SCALE: 3/16" = 1'-0"

2831 BERRY HILL DRIVE
STATE 2010 E. TN 37204
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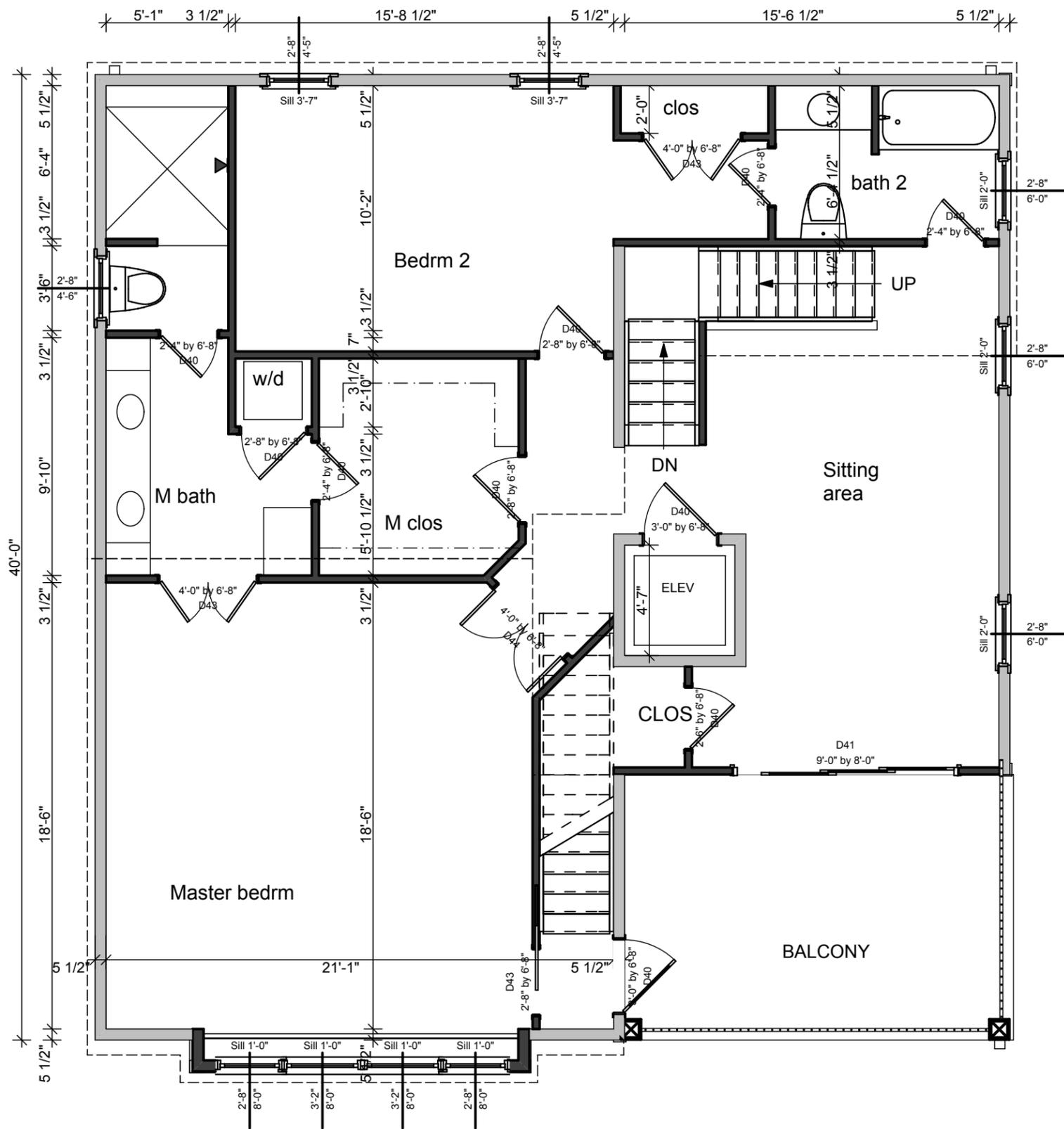
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2ND FLR PLAN

A3
SHEET 3

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1 **3RD FLOOR**
SCALE: 3/16" = 1'-0"

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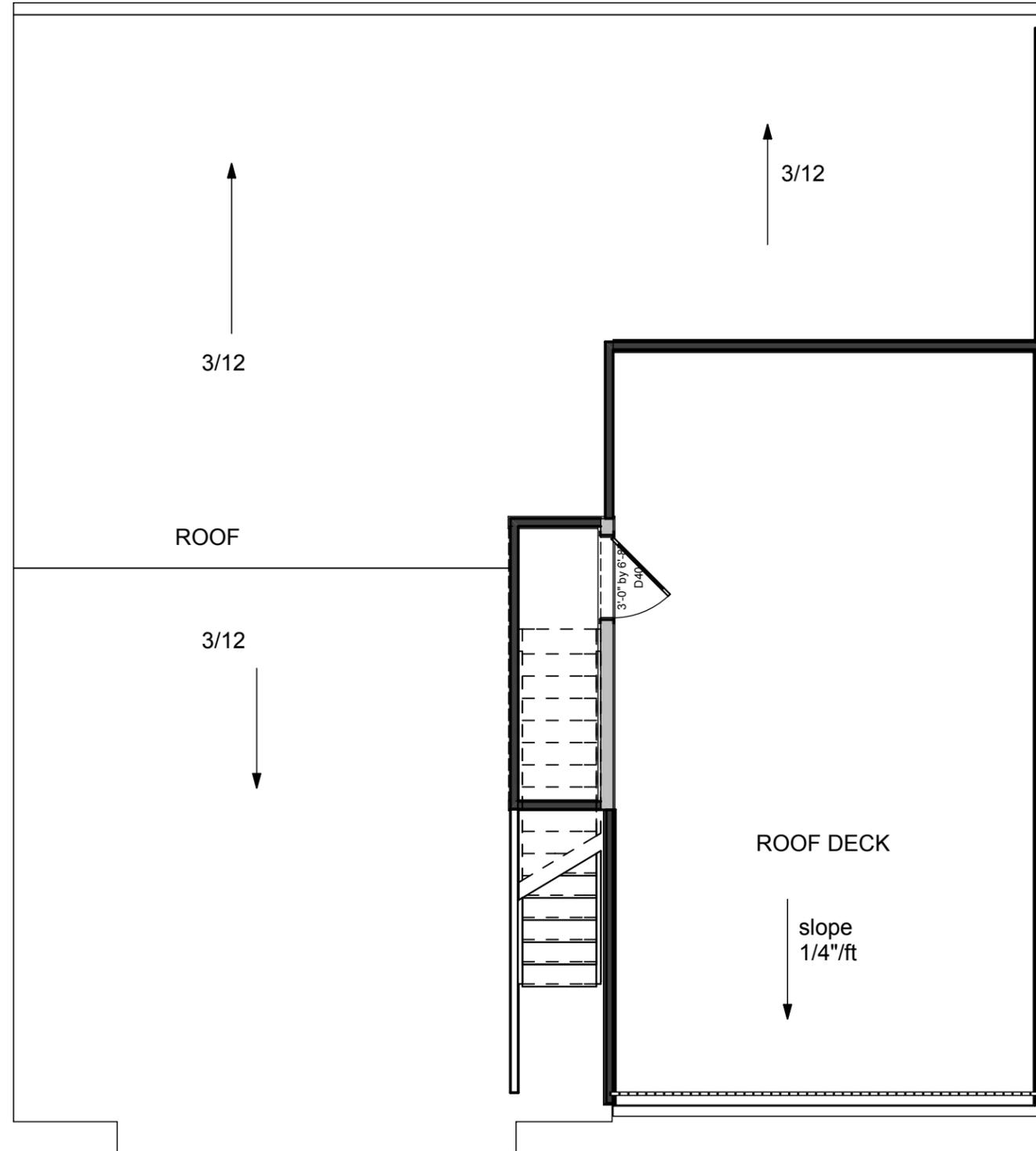
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3RD FLR PLAN

A4
 SHEET 4

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1

ROOF LEVEL

SCALE: 3/16" = 1'-0"

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QUIRK DESIGNS

PHONE: 383 #Custom 2

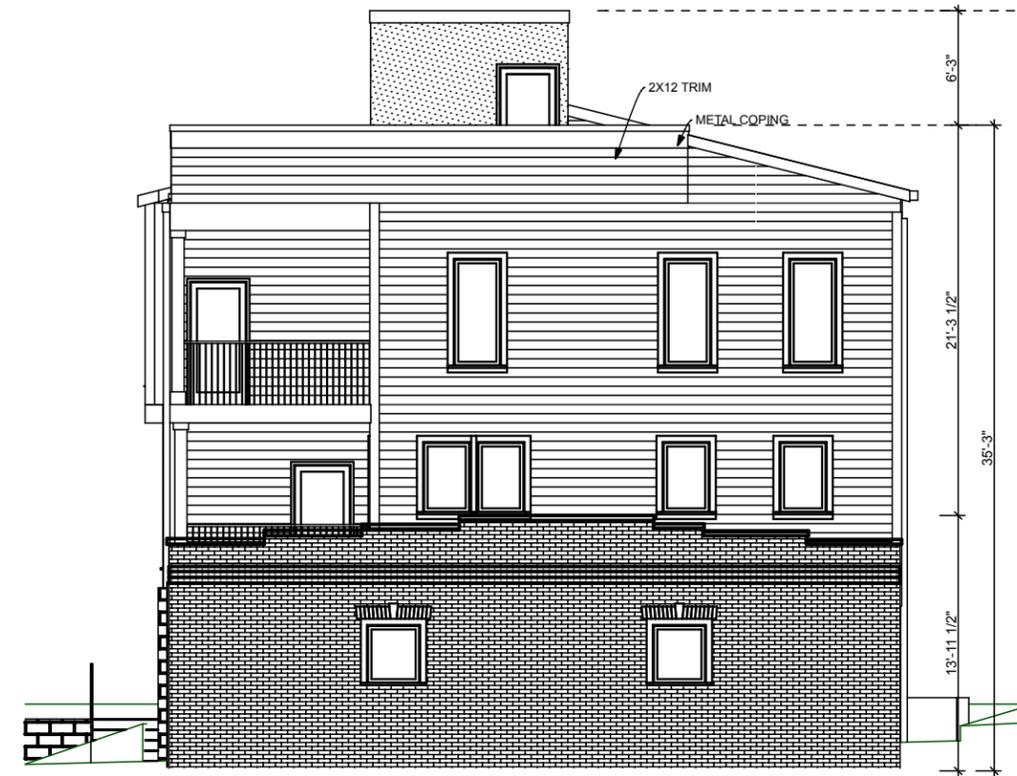
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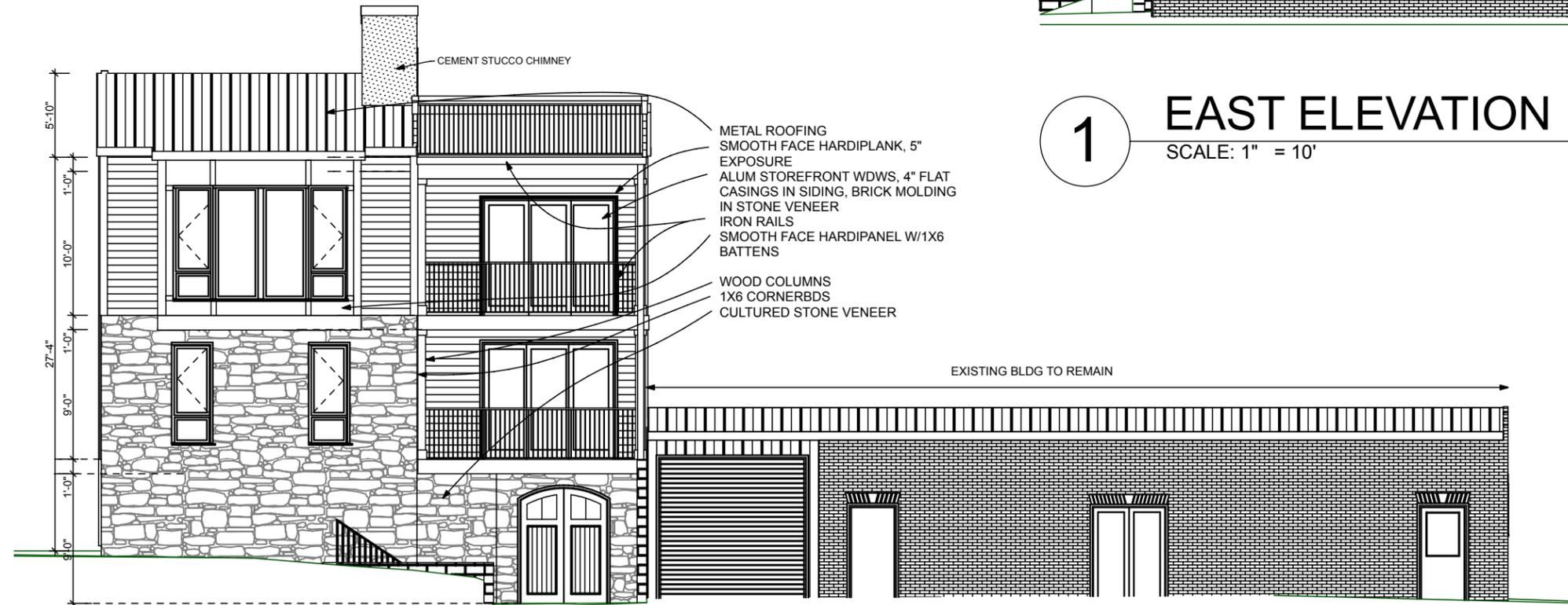
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ROOF DECK PLAN

A5
SHEET 5



1 EAST ELEVATION
SCALE: 1" = 10'



2 SOUTH ELEVATION
SCALE: 1" = 10'

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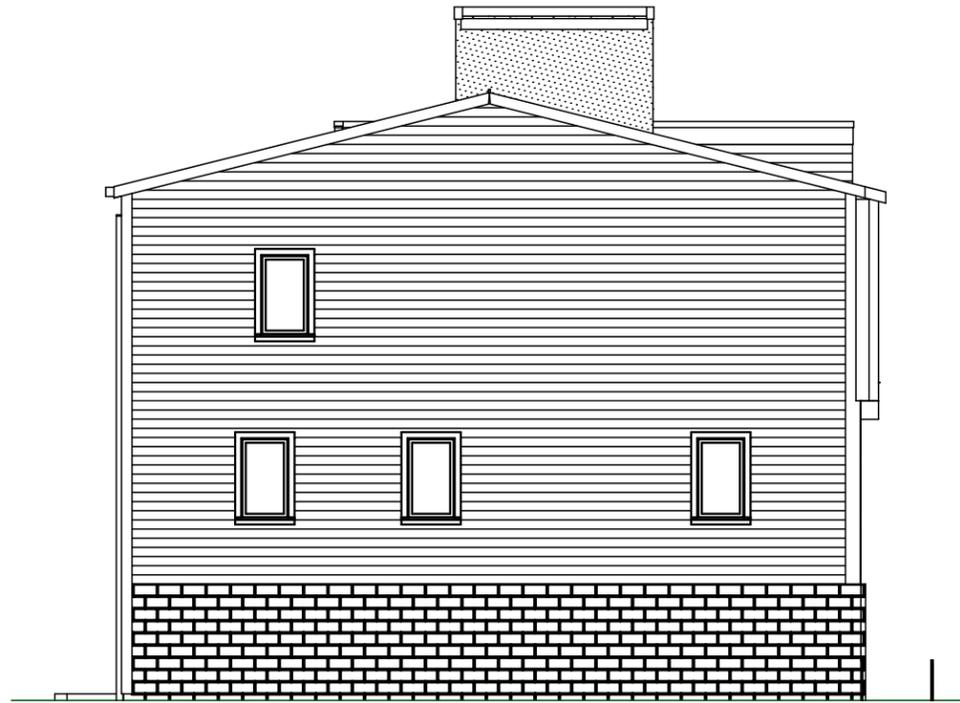
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ELEVATIONS - S, E

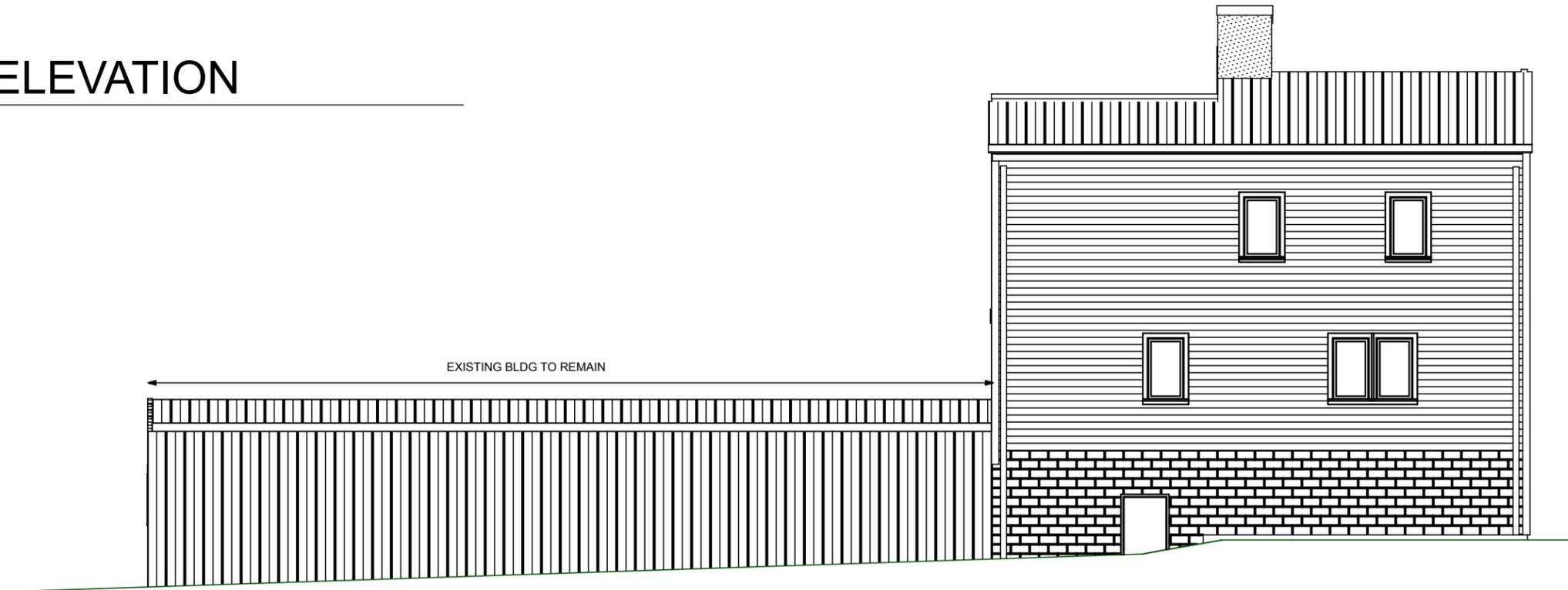
A6
SHEET 6

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SEE TYPICAL MATERIALS NOTES ON A6

1 WEST ELEVATION
SCALE: 1" = 10'



2 NORTH ELEVATION
SCALE: 1" = 10'

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ELEV - W, N

A7
SHEET 7