



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
612 Monroe Street
February 19, 2014

Application: New construction-infill (Multiple Structures)
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209003400
Applicant: John Root, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a multi-family development. The proposal includes seven two-story tall buildings with brick exteriors and variations of gabled roofs.</p> <p>Recommendation Summary: Staff recommends approval of the application to construct a multi-family development at 612 Monroe Street with the conditions that:</p> <ul style="list-style-type: none">• Walkways be added to connect the building at the rear of the lot to the street;• That the front doors be at least half glass;• That windows are added to the side elevations of the single-family buildings (Units 1, 2, 8);• That the roof of the corner building (Unit 5) be revised to be more cohesive and not open at the corner;• The location of HVAC units and other utilities, as well as the material of the driveway and other paving, fences, walls, exterior lights, and other appurtenances are approved by Staff. <p>Meeting those conditions, Staff finds that the application will meet the design guidelines for new construction in the Germantown Historic Preservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations D: Building Descriptions</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

2.0 New Construction within historic context

2.1 General Principles

- 2.1.1 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.*
- 2.1.2 Construction in Historic Germantown has taken place continuously from the mid-19th through the early 20th centuries and a variety of building styles and types have resulted. New buildings should continue this tradition while remaining compatible with the existing historic context.
Because a great variety of historic building forms exist within Germantown, more flexibility in design is possible than might be the case for more architecturally homogenous historic neighborhoods.
- 2.1.3 Because new buildings should relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of the street, a dominance of the pattern and rhythm should be respected and should not be disrupted.
- 2.1.4 New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.
- 2.1.5 Reconstruction of a historic building which no longer exists may be appropriate if it meets these criteria: it was formerly located on the site on which the reconstruction is proposed; it contributed to the historic and architectural integrity of the area; it was compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the site; and pictorial documentation supports its accuracy.
- 2.1.7 The MHZC does not review paint colors on wood or metal surfaces.
- 2.1.8 Painting of masonry materials is reviewed by the MHZC.

2.2 Site and Building Planning

2.2.1 Setbacks

1. Maintain the prevailing setbacks from the street within a block.
2. When a definite rhythm of spacing along a street is established by existing lot and building width, infill construction shall maintain that rhythm.
3. Wings, porches, and secondary building elements should be at similar setbacks to existing context.
4. Corner Lots: New construction should appropriately address setbacks on both streets.
5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain the historic urban street character.
6. Corner Commercial: Historic corner commercial buildings within the NR historic district were typically built to the property line/sidewalk. Setbacks for the construction of new corner commercial structures shall be compatible with this historic precedent.

2.2.2 Orientation: The orientation of a structure's primary facade shall be consistent with that of adjacent historic buildings.

2.2.3 Massing and Scale

1. In new construction, the size of a building, its mass in relation to open spaces and its windows, door openings and porches should be visually compatible with the surrounding buildings.
2. The visual mass of the building shall be at or near the same setback as buildings on adjacent sites.
3. When multiple lots or parcels are assembled within the district, buildings shall be designed to be compatible with the adjacent structures. New structures shall employ design techniques that break the facades into multiple vertical elevations.

2.2.4 Height

1. New buildings shall be constructed to a height which is compatible with the height of adjacent buildings.

Characteristics of the following shall be considered in determining compatibility of height; adjacent properties, historical precedent, height of existing historic structures within the District, location within the District, topography and view corridor.

Generally, historic single-family residential structures are one or two stories in height. Special features of limited height such as towers or turrets may be acceptable.

Greater height may be appropriate for commercial and multi-family structures, where there is a lack of historic context along a block.

Consideration may be given to the physical characteristics of a property in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape) In such cases, where height may be greater, height is guided by the Germantown Detailed Neighborhood Design Plan, a component of the General Plan of the Government of Nashville and Davidson County, while ensuring an appropriate transition to smaller historically significant buildings that abut or are across the street or alley from a proposed new building.

2.3 Foundations

- 2.3.1 The foundation height shall be visually compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.3.2 For new structures, brick, limestone or split-face concrete block may be used for either pier or solid perimeter foundations. Intervening spaces may be filled with an open lattice work.
- 2.3.3 Foundation access doors shall be located on the side or rear of the building. Slab-on-grade foundations may be appropriate for commercial buildings. Slab-on-grade foundations are generally not appropriate for residential infill buildings.

2.4 Walls/Exterior Materials

- 2.4.1 Masonry materials and wood siding were primarily used in the district and should continue to be predominant. Other materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*.
- 2.4.2 The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.
- 2.4.3 Large expanses of featureless wall surface are not appropriate. It is most appropriate for materials to change between the foundation to the first floor.
- 2.4.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.
- 2.4.5 Traditional brick colors range from dark red-orange to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.
- 2.4.6 Clapboard siding should exhibit an exposure of 3 to 5". Wood or composite siding and trim (ex. Hardi-plank) are appropriate. Composite materials must match the visual and durability characteristics of wood.

2.5 Doors

- 2.5.1 The relationship of width to height of doors and the rhythm of solids (*walls*) to voids should be compatible with surrounding buildings. (*Exterior doors often have transoms, giving them a tall, narrow proportion.*)
- 2.5.2 Primary entrances shall be in locations similar to those used historically for primary entrances.
- 2.5.3 Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.5.4 Front doors shall be wood and at least half-glass.

2.6 Windows

- 2.6.1 The relationship of width to height of windows and the rhythm of solids (*walls*) to voids should be visually compatible with surrounding buildings. (*Exterior windows are generally tall and narrow in proportion*)
- 2.6.2 Tinted, reflective, or colored glass are generally not appropriate.
- 2.6.3 Window openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.6.4 For new commercial structures a significant portion of the street level façade shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian.
- 2.6.5 On corner commercial buildings, glazing shall address both streets.

2.6 Porches / Entrance/ Recessed Entries

- 2.6.1 Primary building entrances should be oriented towards the street.
- 2.6.2 Within the district front porches and recessed entries are common on residential and commercial buildings. New construction (specifically of single and multi family homes) shall provide an entry that utilizes elements of a porch to create a transition from the outside (*public domain*) to the inside (*private domain*).
- 2.6.3 The height of porch roofs shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.6.4 Entrances to commercial buildings should be recessed.

2.7 Roof

- 2.7.1 The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. (*Predominant roof shapes are gables and hips with slopes ranging from 35 to 50 degrees, 7/12 to 14/12*).
- 2.7.2 Roof-top 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.*
- 2.7.3 Within the district are surviving examples and/or pictorial evidence of commercial, multi-family, and institutional buildings having a low slope roof behind a parapet wall. Therefore, low slope roofs may be appropriate for buildings of similar use within the district.

2.8 Utilities / Mechanical

- 2.8.1 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 visibility from the street. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and/or screened when visible from the street.
- 2.8.2 Appurtenances related to new buildings and additions, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located.

2.9 Outbuildings / Garages / Carports / Accessory Buildings

- 2.9.1 Historically, outbuildings, garages and carports were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide corner boards and window and door casings (trim).
- 2.9.2 Outbuildings, garages, carports and accessory buildings shall be located to the rear of the property. When a definite rhythm along a street/alley is established by uniform lot and building width, infill construction shall maintain that rhythm.
- 2.9.3 The predominant vehicular access to properties within the District should continue to be through the use of alleys. Garages and carports shall be accessed from the service alley as is typical for historic buildings in the district. For most residential lots new curb cuts on

public streets are generally not appropriate. The removal of unnecessary existing curb cuts on primary streets is encouraged. 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.

- 2.9.4 The design of outbuildings, garages, carports and accessory buildings shall not be visually disruptive to the character of surrounding buildings.
- 2.9.5 The size and mass of outbuildings, garages, carports and accessory buildings in relation to open spaces and its windows and openings shall be visually compatible with the primary building and surrounding buildings.
- 2.9.6 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 ordinance must comply with these design guidelines.
- 2.9.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

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: 612 Monroe Street is a vacant lot. The lot is .57 acres in area, with frontage to Monroe Street and Seventh Avenue North. Although this lot and the lot across Monroe Street are vacant, the surrounding historic context is otherwise very much intact, including many pre-1900 one and two-story houses and churches.

Analysis and Findings: The applicant is proposing to construct a new multi-family development. The development will have ten units in total within seven buildings: four single-family structures and three two-family structures. Six of the new buildings will address the streets directly: three toward Monroe Street, two toward Seventh Avenue South, and one at the corner; with the remaining building at the rear of the lot accessed from a shared interior driveway. All of the buildings will be similar in their materials, form, and overall character. They will be two and one-half stories tall with brick as the primary material, and will have arched doorways and stylized variations of parapeted gabled roofs. Within the gable forms, a portion of each building's roof will be left open to create an uncovered third story roof-deck area. They will all have basement level garages, with only those in the building at the rear of the lot visible from the street.

Height

The heights of the buildings vary because the lot drops approximately nine feet (9') from Monroe street going North, but generally the structures will all be between forty-one feet (41') and forty-four feet (44') tall from median grade to the peaks, with parapet heights of between thirty feet and thirty-three feet (30'-33'). These heights are compatible with several historic buildings nearby, including several churches and parsonages, and a recently constructed multi-family development on the next block. These heights meet guidelines 2.1.4 and 2.2.4.

Setbacks

The structures will have six feet (6') of separation between them, with ten foot (10') setbacks from the side property boundaries. The development puts the single-family structures (Units 1, 2, 8) with deeper front setbacks near the edges to be compatible with the adjacent houses and the two-family structures (Units 3-4, 6, 7) with shallower setbacks closer to the corner. This helps the proposed development to maintain the established rhythm of the street and to transition more appropriately way from the historic context toward the corner, which meets guideline 2.2.1.



The structure at the rear of the lot (Unit 9-10) will also have a ten foot (10') side setback and an eighteen foot (18') setback from the alley. This structure will be accessed by a shared interior driveway but would not have a visible connection to engage the street. Staff recommends, as a condition of approval, that walkways be added from the rear units to one or both streets. With appropriate connection to the street, staff finds that the

setbacks and orientation would be consistent with the urban character of Germantown, and meet guidelines 2.2.1.5 and 2.2.2.

Massing and Scale

With the exception of the corner building (Unit 5) and the structure at the rear of the lot, the units will each be twenty-three feet (23') wide. This will match the scale of a two-story historic house across the street at 1225 Seventh Avenue North. Other than the shared wall between them, the units in the attached structures will be nearly identical to those that stand alone. This massing is compatible with surrounding historic houses and meets guideline 2.2.3.



1225 7th Avenue North

The corner building (Unit 5) will also be a single-family residence, but its width and orientation will be different to accommodate having two street-facing facades. It will have a primary component with the same twenty-three foot (23') wide massing on both street facades, with secondary components



Proposed project seen from the corner.

increasing the width to thirty-five feet (35') on the Monroe Street elevation and sixty-five feet (65') wide on 7th Avenue North. Although this massing is larger than a typical single-family historic home, it will read more like a multi-family structure because of the orientation to both streets. Staff finds that this massing will also meet guidelines 2.2.3.

The building at the interior of the lot (Unit 9-10) will differ from the other buildings in its configuration, but it will have the same general character and massing: two and one-half stories tall, brick exterior, with twenty-three foot (23') wide primary components. Rather than facing the street, these units will address an interior shared driveway and an alley-facing courtyard. Staff finds that the massing of this building will also meet guideline 2.2.3.



Interior building of proposed project.

Porches

All of the street-facing elevations will have shallow stoops with slightly recessed doorways. Recessed entrances are common on two-story residential buildings in Germantown. Staff finds that the proposal meets guideline 2.6, particularly section 2.6.2.

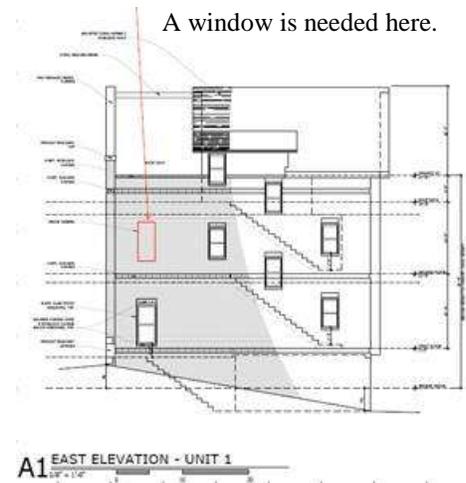
Materials

The primary exterior material of the street-facing elevations will be brick, with brick ornamental details including soldier courses and rowlocks. The brick will extend from the walls down to grade without interruption, whereas typically the foundations of historic buildings are expressed visually, often with a different material than what is used for the walls. As a condition of approval, Staff recommends that the foundations of the buildings should be visually compatible with historic buildings. Ornamental quoins, coping, and cornerstones will be manufactured stone. These materials meet guideline 2.4.1, but staff will need to approve masonry samples to ensure that they also meet guidelines 2.4.2 and 2.4.5. The windows will be aluminum-clad and the doors will be wood. The rear elevations, not visible from either street, will have cement-fiber panel siding, as will the exposed walls of the roof decks. This material is similar to wood in its appearance and detailing, and meet guidelines 2.4.1 and 2.4.6.

Doors, Windows

The front doors on the new buildings will be wood panel doors with side-lights. Staff recommends, as a condition of approval, that the doors must meet guideline 2.5.4, which says that “front doors shall be at least half-glass.”

The windows are all vertically oriented and are generally taller on the first story than the second, as is typical of the proportions of windows historically. The numbers and locations of windows on the front elevations are compatible with historic buildings, as well as on the side elevations of the two-family structures (Units 3-4 and 6-7). The single-family structures (Units 1, 2 8), however, would have a portion of uninterrupted wall space greater than fifteen feet (15') toward the front of the second story, which is not compatible with historic houses. With an additional window in this location, staff finds that the proposal will meet guideline 2.6



Roofs

The roofs of the new buildings will be variations of historic gable forms with a 13:12 pitch: including standard gables, stepped gables (front-oriented and side-oriented), and Dutch gables. These roof forms are all found on historic buildings in the neighborhood. The front third of roof plane on each unit would be left open to create an uncovered roof deck. On buildings with front-oriented gables, the gable field acts as a screen wall and the roof, or lack of roof, will not be visible from the street. On the mid-block side-oriented gables, the open roof will be perceived as if it were a flat roof and parapet, which is another common roof form in the historic neighborhood. The building at the rear of the lot will not have open roofs. Staff finds these roofs to be compatible with the shape of roofs of surrounding buildings and to meet guideline 2.7.1.



Examples of varied roof forms found in the district.

The roof on the corner building (Unit 5) would have the form of a cross-gable with stepped parapets, with a pair of Dutch gable wall dormers on the northern portion facing 7th Avenue North. Staff finds that while there are a wide variety of roof forms throughout the neighborhood in general, it is not common for a single structure to have incongruous roofs.



Roof dormers

The southern and northern thirds of the roof will also be open. The open portion toward the southern end of the building, because it will be visible from the side as well as the front, will read unlike any historic roofs in the surrounding area. Staff recommends that, as a condition of approval, the roofs of the corner building (Unit 5) be revised to be more cohesive and that it not have an open slope in the corner component. The open roof section would be appropriate behind a gable or screen-wall as with other units. This will help to “anchor” the building to the two streets in a manner more in keeping with what is found on other corners in the neighborhood.



Roof forms of proposed development.

Additional information is needed on the locations of HVAC units and other utilities, as well as the material of the driveway and other paving, fences, walls, exterior lights, and other appurtenances. These items could be approved administratively.

Outbuildings

Proposed garages will be attached and accessed from the alley. Generally attached garages are inappropriate; however, for a multi-family development they are appropriate when accessed from the rear, as these are. In addition, the first floor garages would not preclude the development from having front entrances and windows at the ground floor, as required. The project meets section 2.9 of the design guidelines.

Recommendation:

Staff recommends approval of the application to construct a multi-family development at 612 Monroe Street with the conditions that:

- Walkways be added to connect the building at the rear of the lot to the street;
- That the front doors be at least half glass;
- That windows are added to the side elevations of the single-family buildings (Units 1, 2, 8);
- That the roof of the corner building (Unit 5) be revised to be more cohesive and not open at the corner;
- The location of HVAC units and other utilities, as well as the material of the driveway and other paving, fences, walls, exterior lights, and other appurtenances are approved by Staff.

Meeting those conditions, Staff finds that the application will meet the design guidelines for new construction in the Germantown Historic Preservation Zoning Overlay.



612 Monroe Street site, from South.



612 Monroe Street site, from West.



View to south-west from 612 Monroe Street site.



1226 7th Avenue North



1225 7th Avenue North

Additional Description:

Unit 1

Faces toward Monroe Street.

Ten foot (10') front setback and right side setback to property line.

Front-oriented standard gable.

3-bay front façade.

Unit 2

Faces toward Monroe Street, eight foot (8') front setback.

Front-oriented stepped gable.

2-bay front façade.

Units 3-4 (attached)

Faces toward Monroe Street.

Unit 3: Six foot (6') front setback.
Side-oriented stepped gable.
2-bay front façade.

Unit 4: Eight feet (8') front setback.
Front-oriented Dutch gable.
3-bay front façade.

Unit 5

At corner of Monroe Street and 7th Avenue North, six foot (6') setbacks from both streets.

Cross-gabled roof with stepped gables facing both streets, and a pair of Dutch gabled wall-dormers on northern portion of 7th Avenue North elevation.

2-bay façade on Monroe, 5-bay façade on 7th Avenue North.

Unit 6-7 (attached)

Faces toward 7th Avenue North.

Unit 6: Ten foot (10') front setback,
Front-oriented Dutch gable variant
2-bays on first story, 1-bay on upperstory.

Unit 7: Fourteen feet (14') front setback.
Side-oriented stepped gable.
2-bay front façade.

Unit 8

Faces toward 7th Avenue North.

Eighteen foot (18') front setback, ten foot (10') left side setback to alley.

Front-oriented standard gable.

Unit 9-10 (attached)

Interior lot, ten foot (10') side setback, eighteen foot (18') alley setback.

Gabled-L form with stepped/parapet gables.

4-bay front façades to each street.



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ALLEY #208

7TH AVENUE NORTH

MONROE STREET

COURTYARD

EXISTING RESIDENCE

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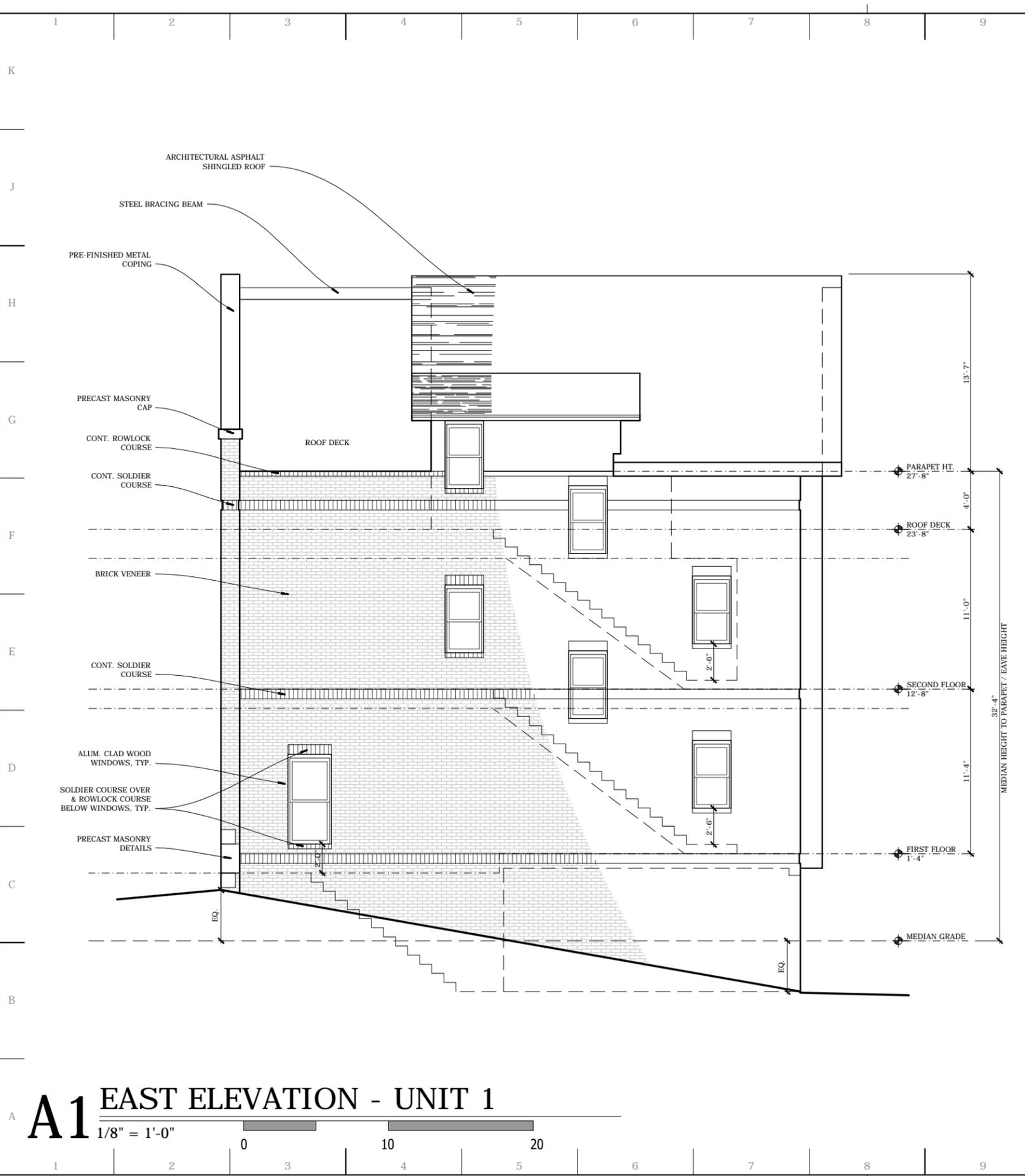
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REV: 0 DATE: 02.03.14 DESC: MIZC SUBMISSION

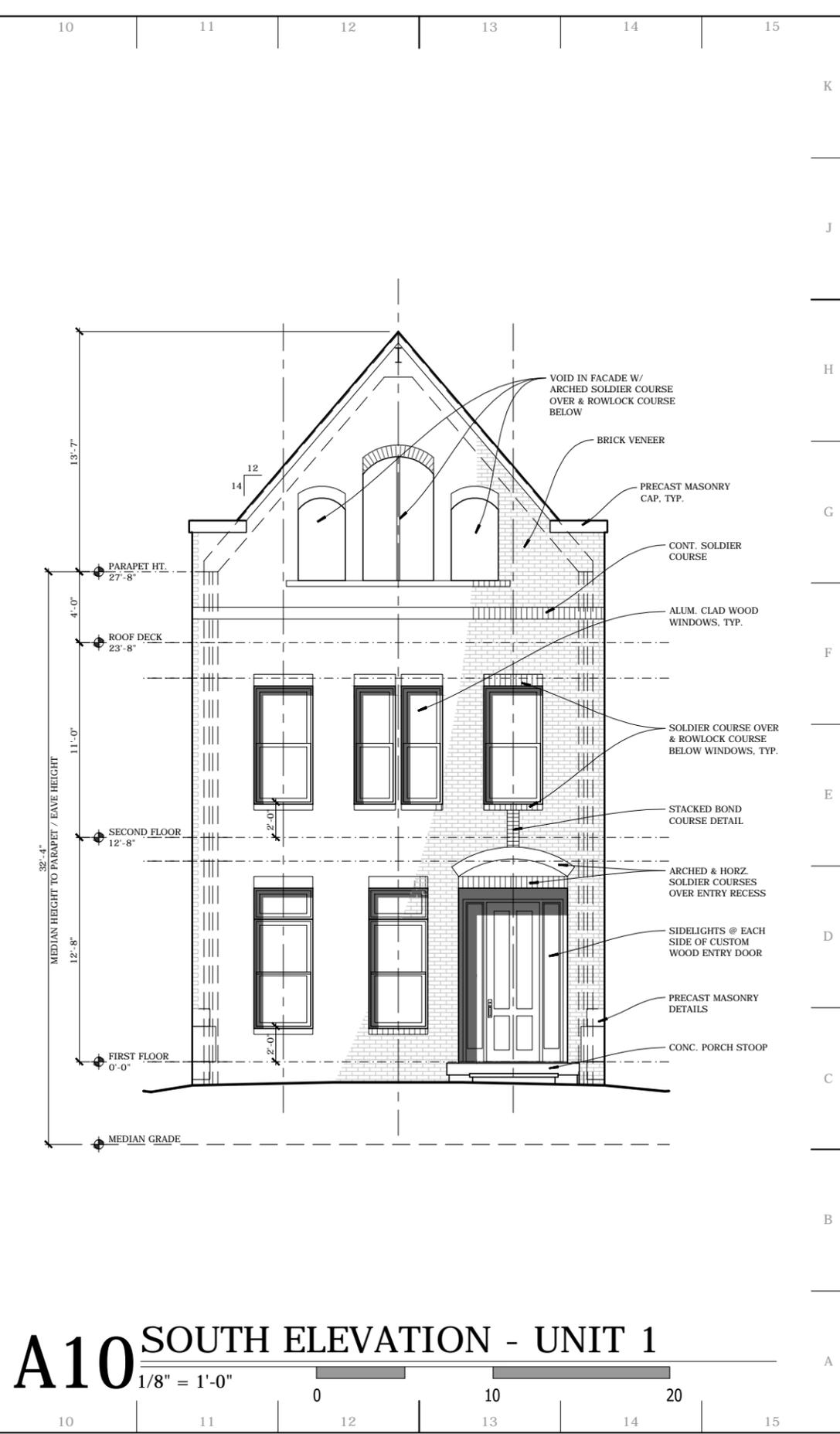
NEW CONSTRUCTION:
GRAMERCY
NORTHEAST CORNER OF 7TH AVENUE N & MONROE STREET
NASHVILLE, TENNESSEE

ARCHITECTURAL SITE PLAN

A1.01



A1 EAST ELEVATION - UNIT 1
 1/8" = 1'-0"



A10 SOUTH ELEVATION - UNIT 1
 1/8" = 1'-0"

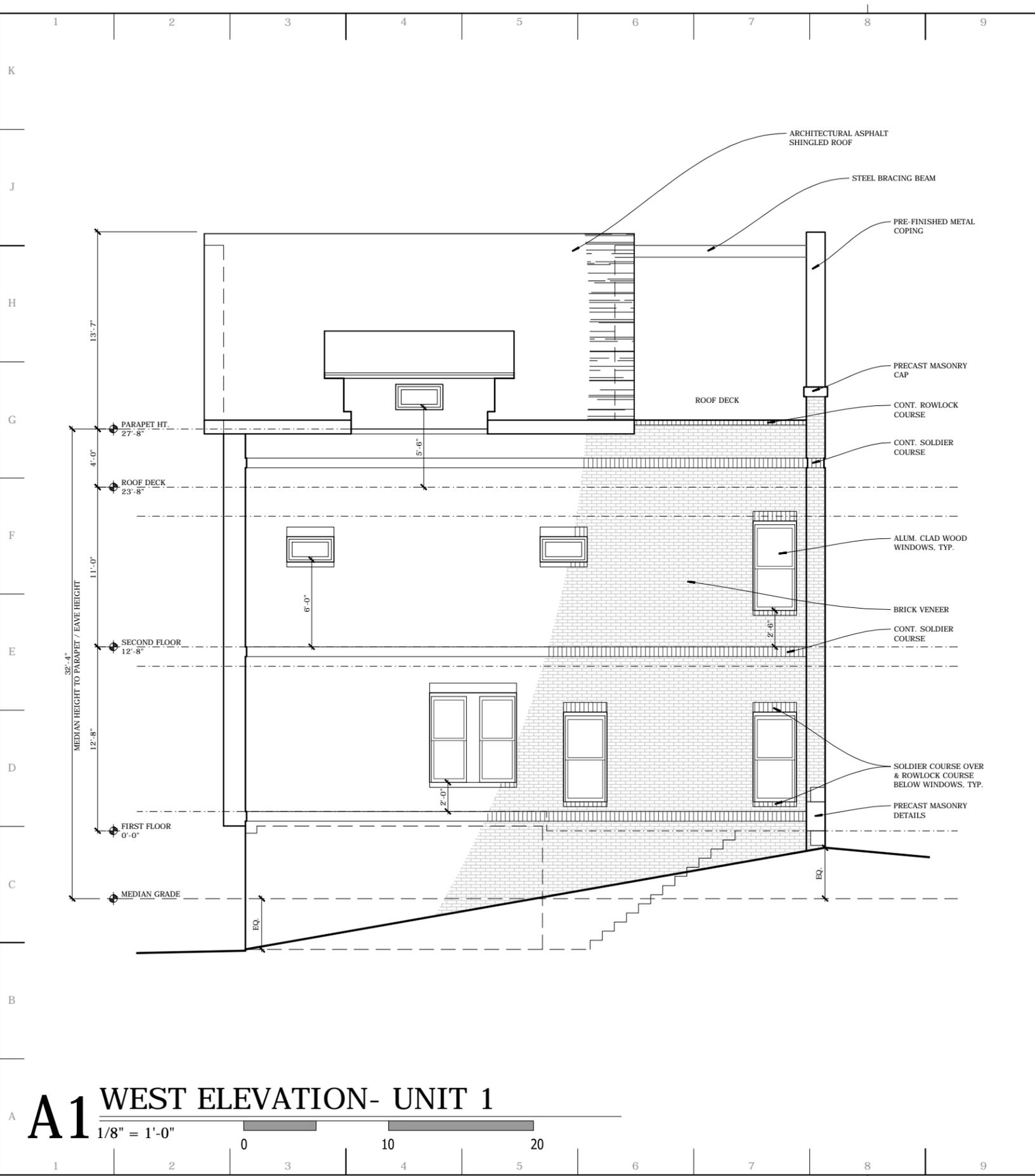
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 NEW CONSTRUCTION:
GRAMERCY
 NORTHEAST CORNER OF 7TH AVENUE N & MONROE STREET
 NASHVILLE, TENNESSEE

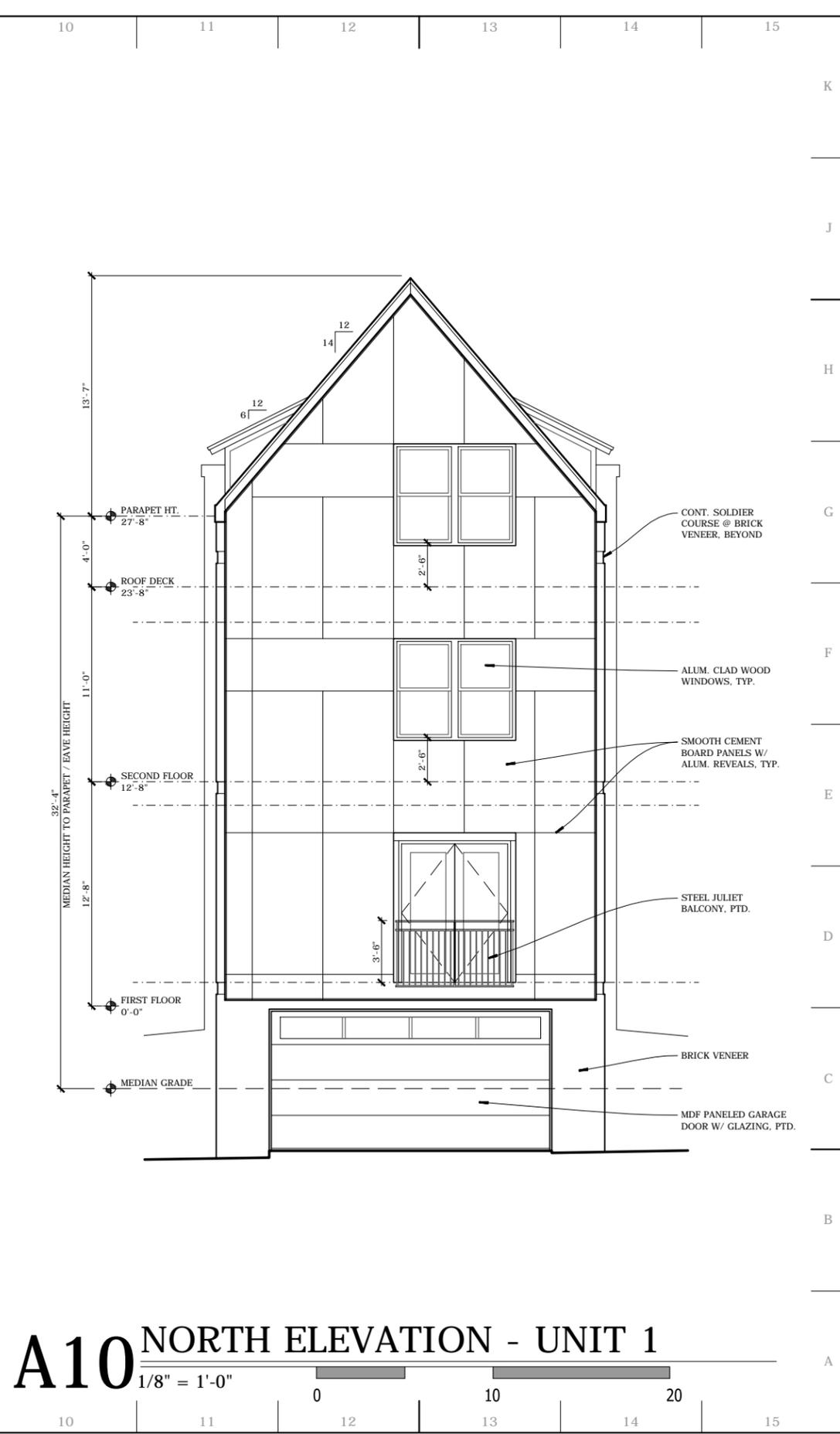
EXTERIOR ELEVATIONS - UNIT 1
 REV: DATE: DESC:
 0 02.03.14 MIZC SUBMISSION

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A4.11



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

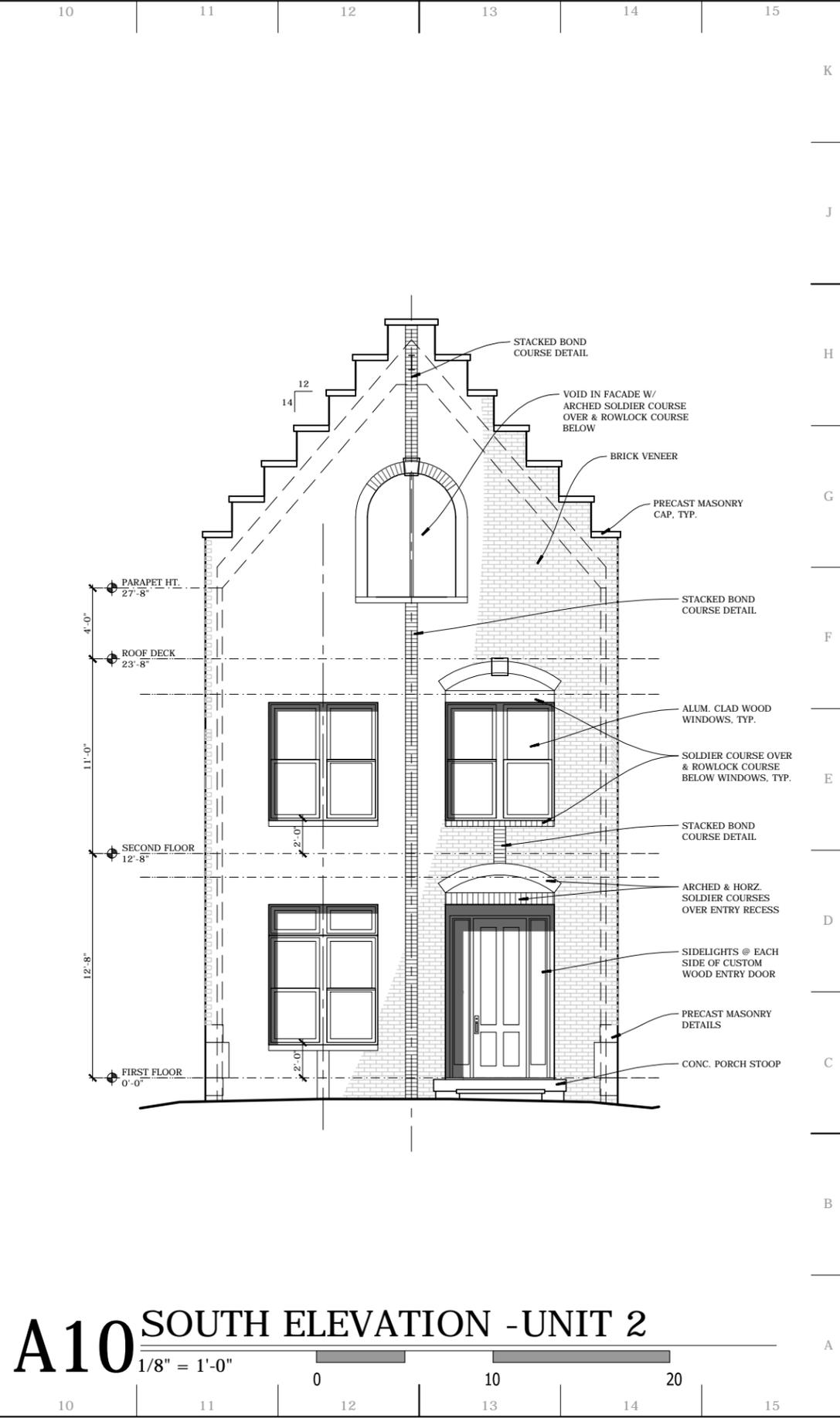


A10 NORTH ELEVATION - UNIT 1
 1/8" = 1'-0"





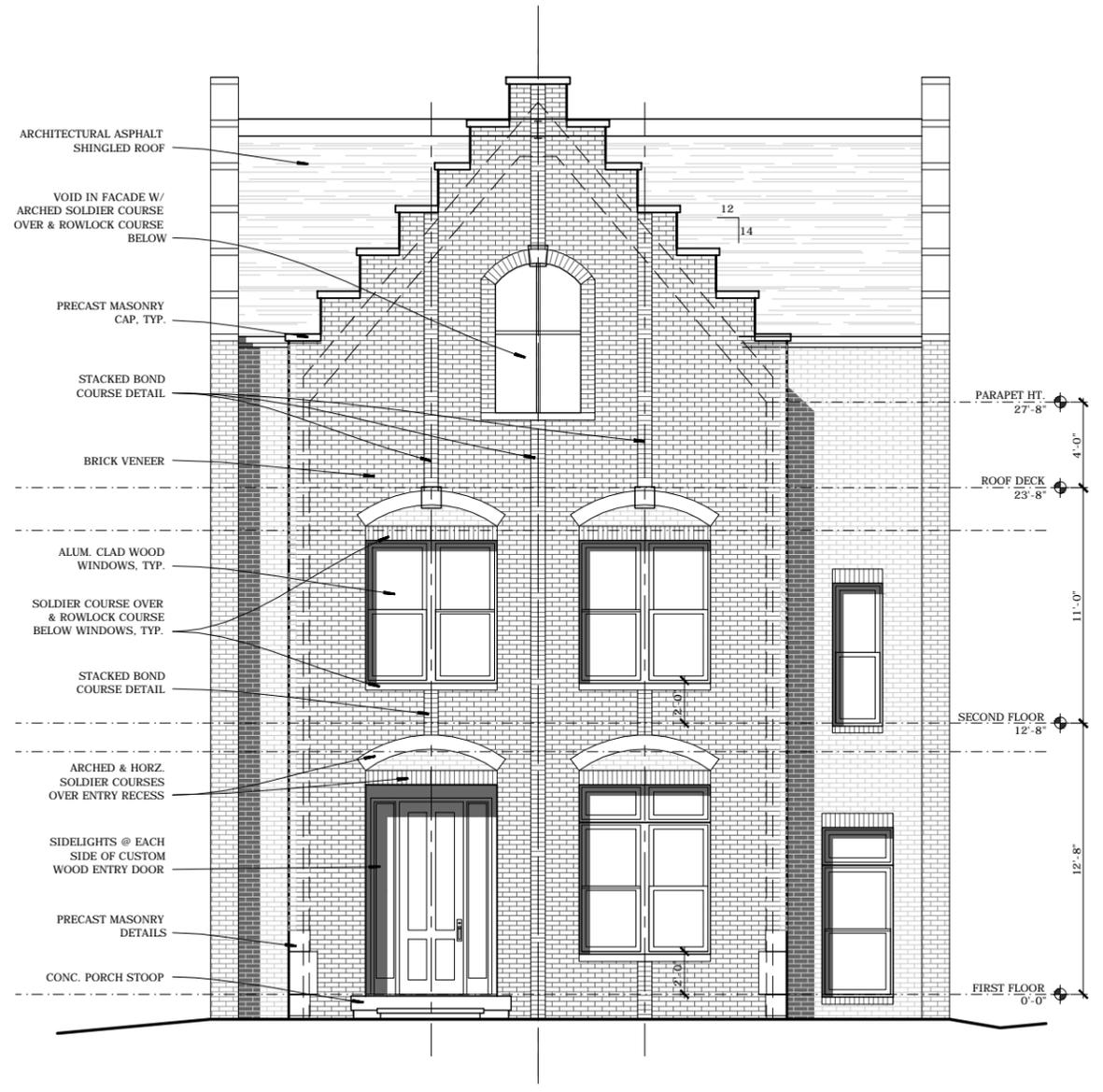
A1 SOUTH ELEVATION - UNITS 3 & 4
 1/8" = 1'-0"



A10 SOUTH ELEVATION - UNIT 2
 1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K
J
H
G
F
E
D
C
B
A



A1 SOUTH ELEVATION - UNIT 5

1/8" = 1'-0"

0 10 20

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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EXTERIOR ELEVATIONS - UNIT 5
#13143
NEW CONSTRUCTION:
GRAMERCY
NORTHEAST CORNER OF 7TH AVENUE N & MONROE STREET
NASHVILLE, TENNESSEE



A1 WEST ELEVATION - UNIT 5



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EXTERIOR ELEVATIONS - UNIT 5

NEW CONSTRUCTION:
GRAMERCY
 NORTHEAST CORNER OF 7TH AVENUE N & MONROE STREET
 NASHVILLE, TENNESSEE



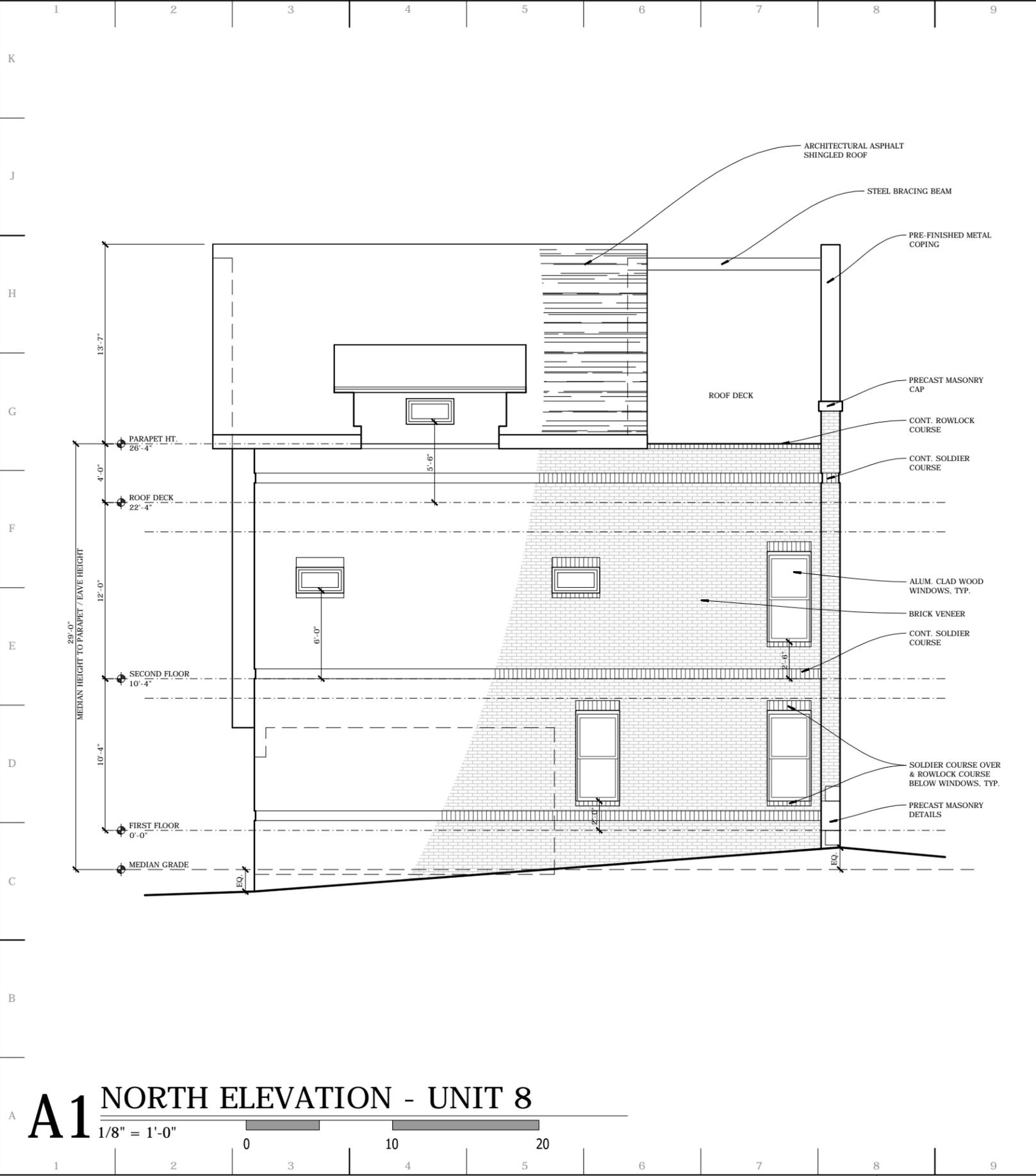
A1 WEST ELEVATION - UNITS 6 & 7

1/8" = 1'-0"

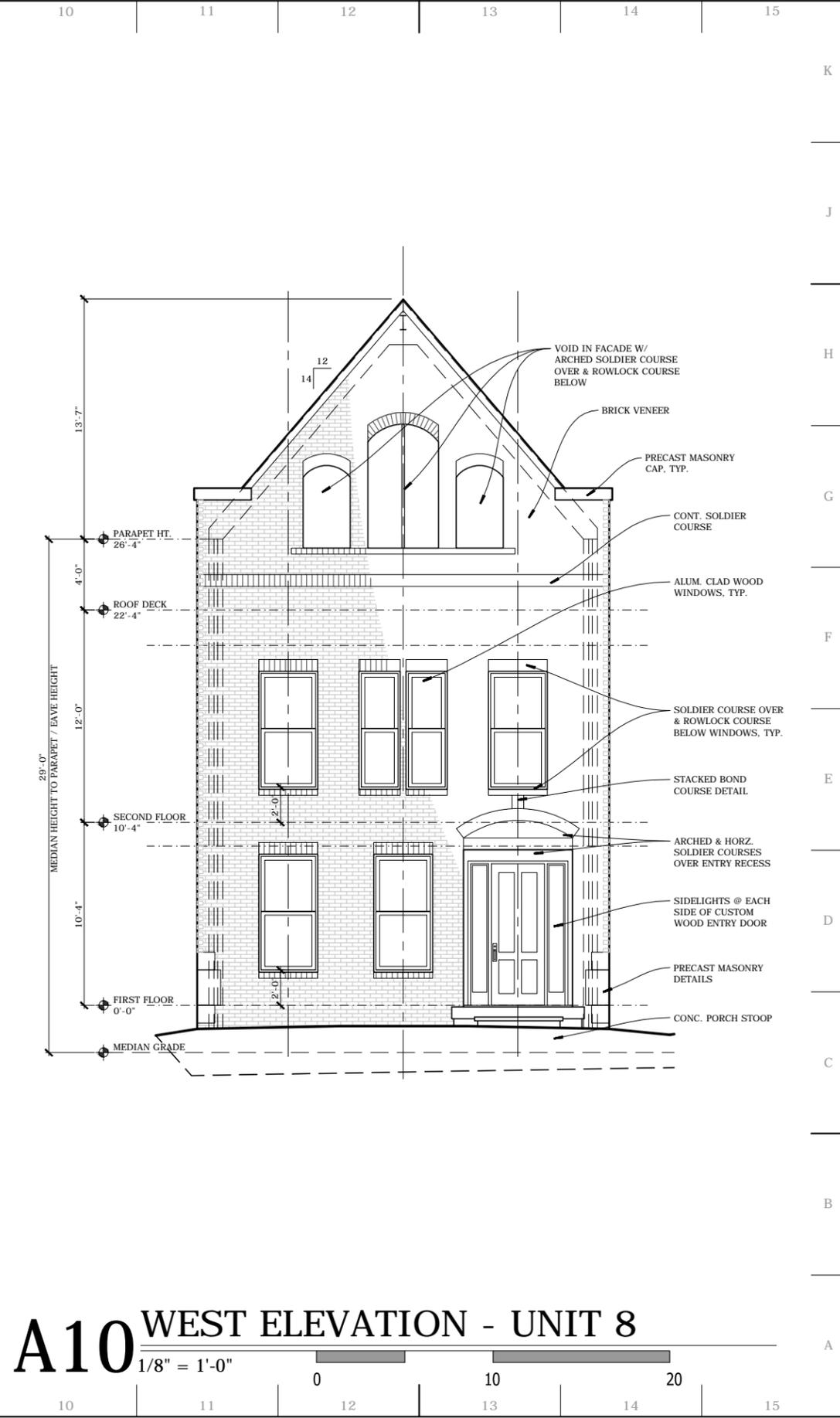
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REV: 0
 DATE: 02.03.14
 DESC: MIZC SUBMISSION

EXTERIOR ELEVATIONS - UNITS 6 & 7
 #13143
 NEW CONSTRUCTION:
GRAMERCY
 NORTHEAST CORNER OF 7TH AVENUE N & MONROE STREET
 NASHVILLE, TENNESSEE



A1 NORTH ELEVATION - UNIT 8
 1/8" = 1'-0"



A10 WEST ELEVATION - UNIT 8
 1/8" = 1'-0"

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EXTERIOR ELEVATIONS - UNIT 8
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A4.81



A1 SOUTH ELEVATION - UNITS 9 & 10

1/8" = 1'-0"



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EXTERIOR ELEVATIONS - UNITS 9 & 10

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K J H G F E D C B A



A1 NORTH ELEVATION - UNITS 9 & 10

1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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EXTERIOR ELEVATIONS - UNITS 9 & 10

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A1 WEST ELEVATION - UNITS 9 & 10
 1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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A1 EAST ELEVATION - UNITS 9 & 10
 1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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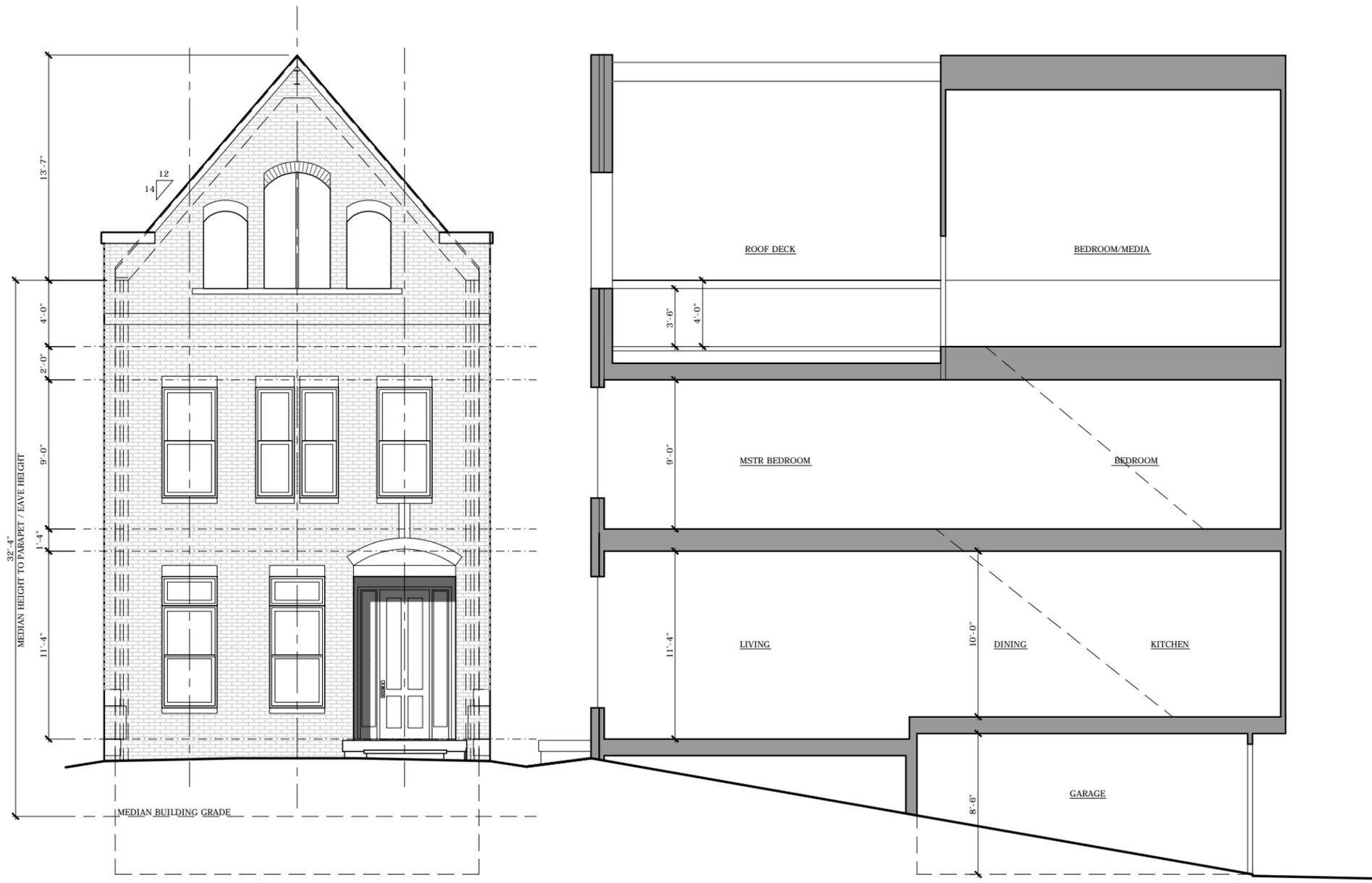
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EXTERIOR ELEVATIONS - UNITS 9 & 10

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 NASHVILLE, TENNESSEE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K J H G F E D C B A



A1 TYP. BUILDING SECTION @ UNITS 1-4

1/8" = 1'-0"



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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BUILDING SECTION # 13143

NEW CONSTRUCTION:

GRAMERCY

NORTHEAST CORNER OF 7TH AVENUE N & MONROE STREET
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A5.01

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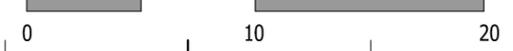
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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A1 TYP. BUILDING SECTION @ UNIT 8

1/8" = 1'-0"



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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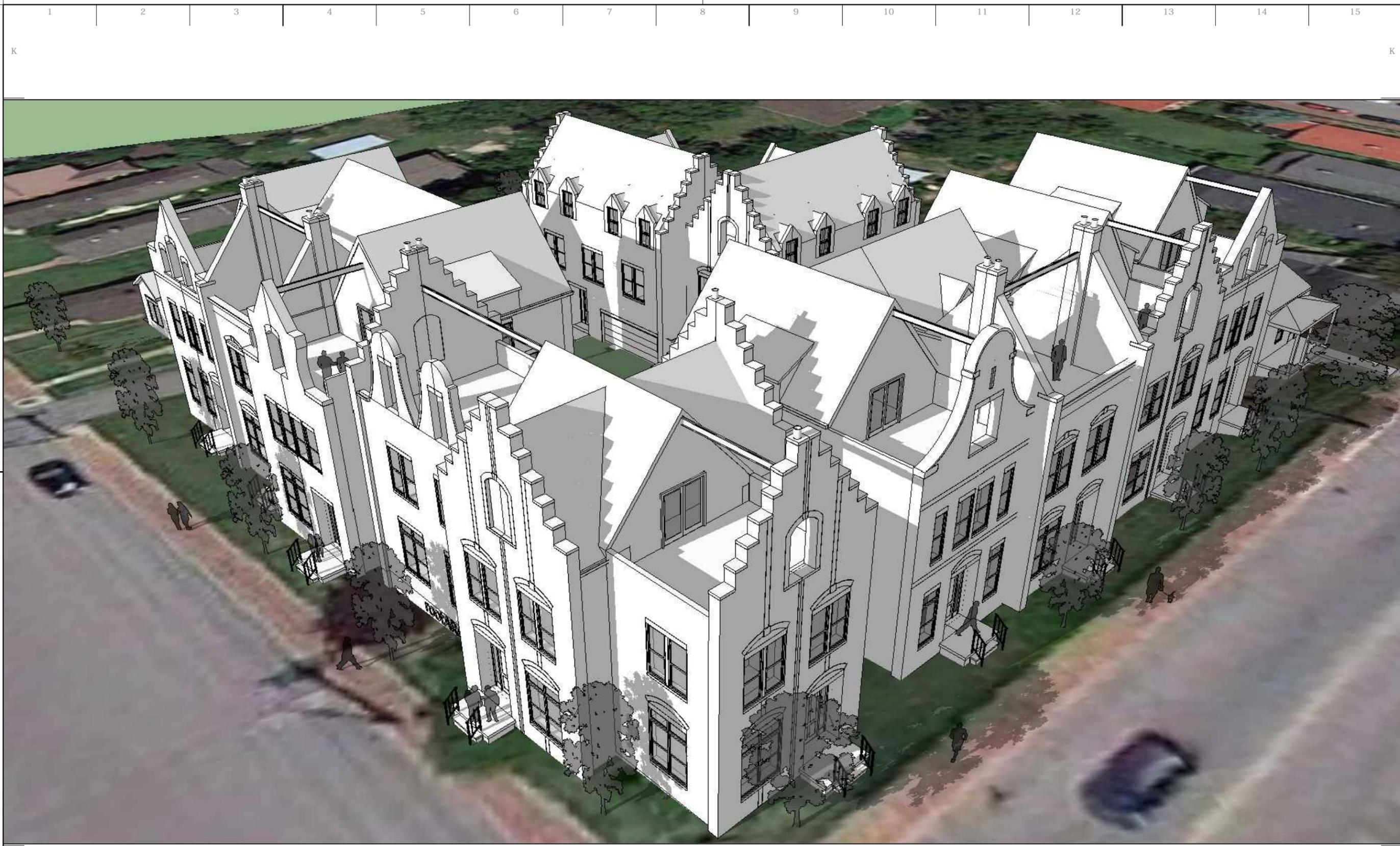
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BUILDING SECTION

A5.02



OVERALL LOOKING NORTHEAST

K
A

K
A

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NEW CONSTRUCTION:
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NASHVILLE, TENNESSEE

3D RENDERINGS
#13143

1 2
K
J
H
G
F
E



FROM CORNER

14 15
K
J
H
G
F
E



FROM 7TH



FROM MONROE

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3D RENDERINGS
#13143

A1.03