



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 1518 Sixteenth Avenue South March 18, 2015

Application: New construction-infill
District: South Music Row Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 10408041200
Applicant: Jamie Pfeffer, Pfeffer Torode Architecture
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: This application is for new construction of an office building on this vacant lot. The applicant has a pending Specific Plan (SP) application for the site.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"> 1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; 2. Shutters are operable shutters; 3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; 4. Staff approve roofing color; 5. Staff approve the color and texture of masonry materials; and, 6. Utility connections are located to minimize visibility from the street. <p>With these conditions, Staff finds that the project meets the design guidelines for the South Music Row Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments</p> <p>A: Photographs B: Site Plan C: Elevations D: Specific Plan (SP) application</p>
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Applicable Design Guidelines:

II.B.1 New Construction

B. GUIDELINES

a. Setback and Rhythm of Spacing

The setbacks for new buildings from front and side property lines shall be compatible by not contrasting greatly with those of surrounding historic buildings.

b. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

c. Building Shape

The shape of a new building shall be compatible by not contrasting greatly with those of surrounding historic buildings.

d. Roof Shape

The roof(s) of a new building shall be visually compatible by not contrasting greatly with the roof shape, orientation, and pitch of surrounding historic 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.

e. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

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.

Parking areas and Driveways

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.

f. 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.

g. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

i. 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.

j. 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. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The applicant's proposal requires a rezoning to allow for a reduction in the floor area ratio (FAR) from the Planning Commission. The request is expected to be on the April 23rd agenda of the Planning Commission. Although the Planning Commission recently placed a moratorium on rezoning of properties in this area, MHZC staff believes that the Planning Commission may approve this rezoning because the proposal does not require demolition, the massing and scale is similar to what is found in the neighborhood and infill development on this lot is guided by the Neighborhood Conservation Zoning Overlay design guidelines.



Figure 1. 1518 Sixteenth Avenue South

The scope of the application for the Specific Plan (SP) for the property is:

A request to rezone from OR20 to SP-R zoning for property located at 1518 Sixteenth Avenue South, approximately 520 feet south of Horton Avenue, and within the South Music Row Neighborhood Conservation Overlay District, (0.22 acres), to increase the permitted FAR, reduce the required rear setback and modify the perimeter landscape strip requirement for parking otherwise required by the OR20 zoning district, requested by Convent Place Partners, LLC, applicant and owner.

Councilmember Sandra Moore held a community meeting on February 9, 2015 at the Easley Center in Rose Park but no neighbors attended.

Analysis and Findings: The applicant proposes new construction of a two-story office building. Below grade, a basement will provide parking.

Setback & Rhythm of Spacing:

The building will be centered on the lot with side setbacks of seven feet (7') on each side, which meets the current minimum five feet (5') bulk zoning requirement. The front wall will be thirty feet (30') from the street. Existing buildings along Sixteenth Avenue South

are from twenty-five to thirty-five feet (25'-35') from the street. Staff finds the building's street setback will not contrast greatly with surrounding historic buildings. At the rear of the lot, the building is proposed to be approximately twelve feet (12') from the rear property line, instead of the twenty feet (20') required by base zoning; the applicant is requesting to reduce the rear setback as part of their SP application.

Height, Scale & Building Shape:

The proposed building height is approximately forty-three feet (43') from grade. Contributing buildings nearby are as tall as forty-three feet (43'). The neighboring building to the left of the site, for example, is forty-two feet (42') tall. (The shorter buildings to the right are non-contributing.) The foundation height will be five feet (5') at the front, with more foundation showing along the sides, as the grade changes to the rear.

The building will be forty-nine feet (49') wide. Buildings along Sixteenth Avenue South have a great range in width, from twenty-five feet (25') to one hundred thirty feet (130') on different-sized lots. The width of the proposed structure compared to its lot size, forty-nine feet (49') on a sixty-five foot (65') wide lot is similar to the contributing building across the street, which is fifty feet (50') wide on a sixty-foot (60') wide lot.

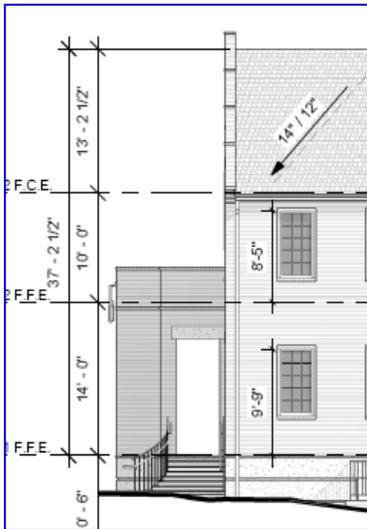


Figure 2. Side view of proposed entrance.



Figure 3. Example of a historic recessed entrance in the neighborhood.

The building shape includes a recessed entrance. There are examples within the district of similar configurations.

Staff finds the height, scale and building shape compatible with surrounding historic buildings, and the project meets section II.B.1. b and c.

Materials: The new building will be clad in brick. The roof will be asphalt shingles. The foundation and window lintels will be glass fiber reinforced concrete (GFRC). Staff requests approval of the color and texture of the brick, concrete, and the roofing color.

The windows will be wood. Doors were not specified. Staff asks to approve the final window and door selections prior to purchase and installation. Proposed shutters on the second story will be wood. Staff recommends a condition that they be fully operational shutters. Other exterior materials include a concrete retaining wall, and steel railing and columns for the front porch. With staff's final approval of the windows, doors, brick and concrete color and texture, and roofing color, the known materials meet section II.B.1.g.

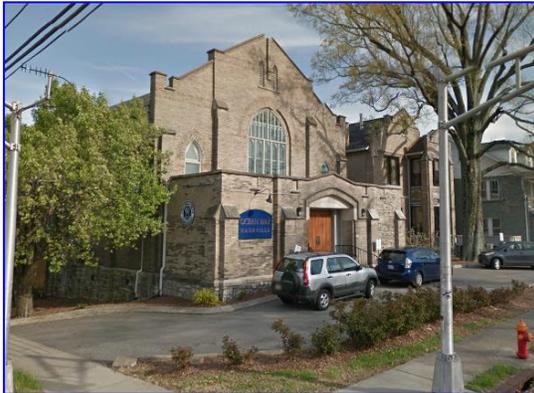


Figure 3. Example of a parapet roof in the neighborhood.

Roof form: The roof form appears as a hipped roof behind a stepped parapet. Although parapet roofs are not found on residential buildings, they are found on non-residential historic buildings in the overlay and in the neighborhood beyond the overlay boundaries. The project meets section II.B.1.d.

Orientation: The front entrance of the building is oriented to Sixteenth Avenue South. A walkway connects the entrance to the street on each side. Vehicular access will

be via the alley to the basement-level parking garage. The orientation of the proposed structure is consistent with the orientation of surrounding historic buildings, and meets section II.B.1.e.

Proportion and Rhythm of Openings: The windows are approximately twice as tall as they are wide, meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.f.

Utilities: The HVAC units will be located at the rear of the building, in the basement. They will not be visible from the street. Other utilities were not noted; Staff asks that other utility connections also be located to minimize their visibility from Sixteenth Avenue South. The project meets section II.B.1. i.

Recommendation: Staff recommends approval of the application with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Shutters are operable shutters;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve roofing color;
5. Staff approve the color and texture of masonry; and,
6. Utility connections located to minimize their visibility from the street.

With these conditions, Staff finds that the project meets the design guidelines for the South Music Row Neighborhood Conservation Zoning Overlay.

1518 MUSIC ROW

1518 16TH AVENUE SOUTH NASHVILLE, TN 37212



Pfeffer Torode
Architecture

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TITLE SHEET

NOT FOR
CONSTRUCTION

FEBRUARY 2015

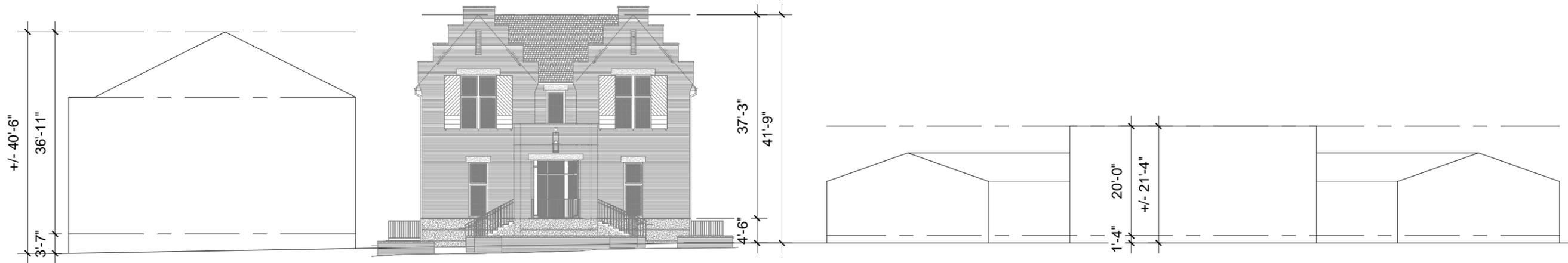
HT1.0



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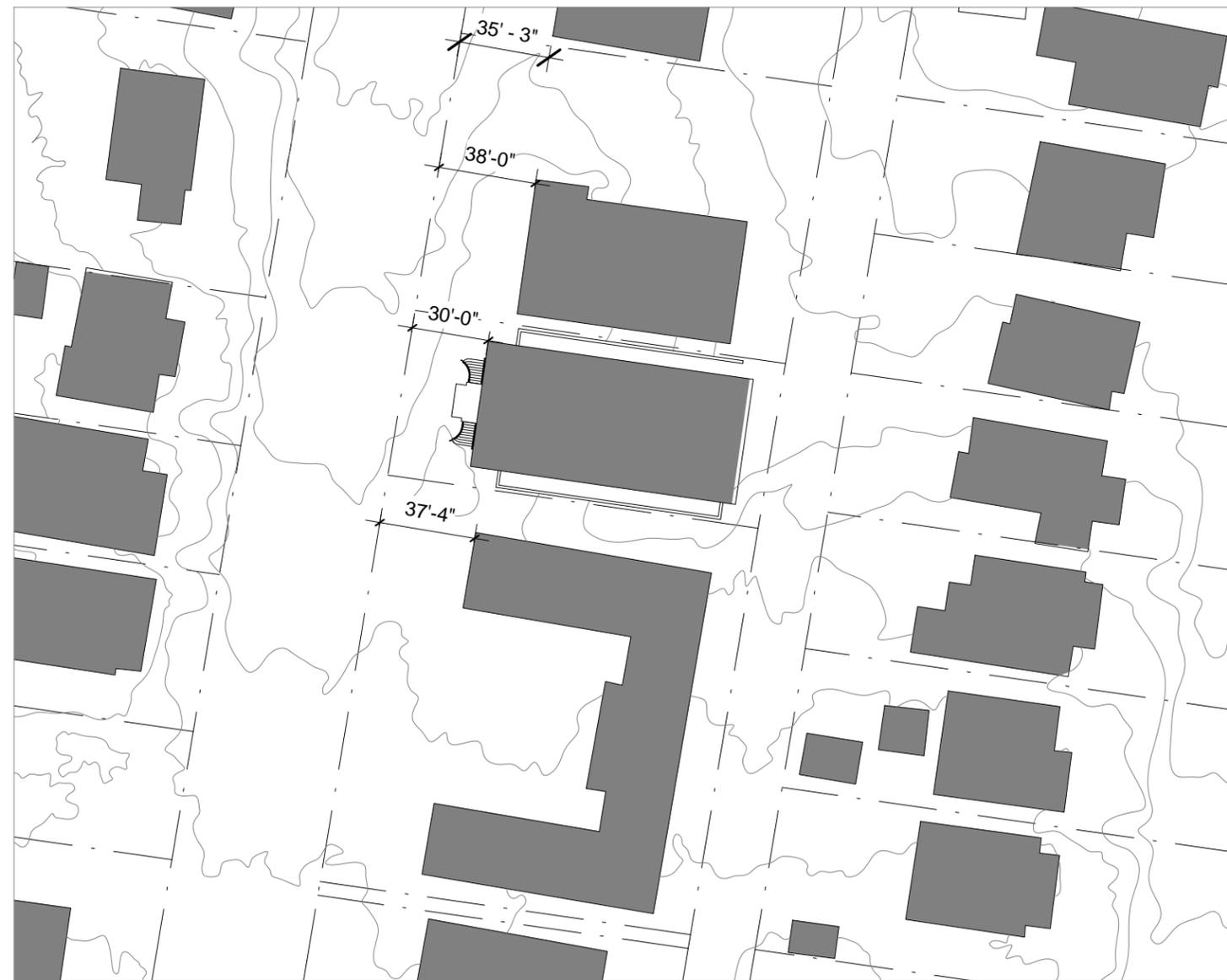
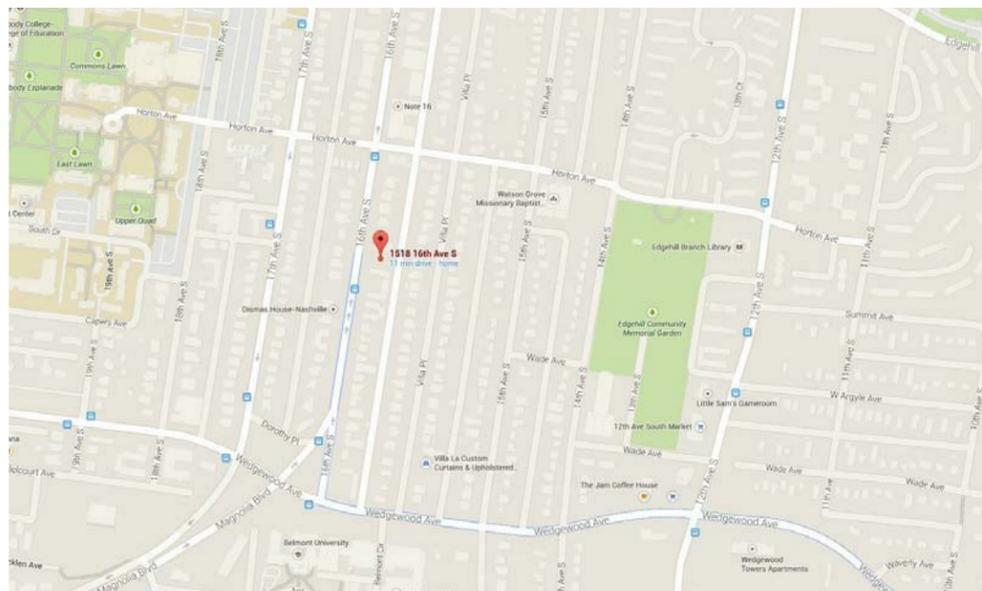
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1 CONTEXT ELEVATION
1" = 20'-0"

VICINITY MAP



2 CONTEXT PLAN
1" = 60'-0"

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CONTEXTUAL PLAN &
ELEVATION

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CONSTRUCTION

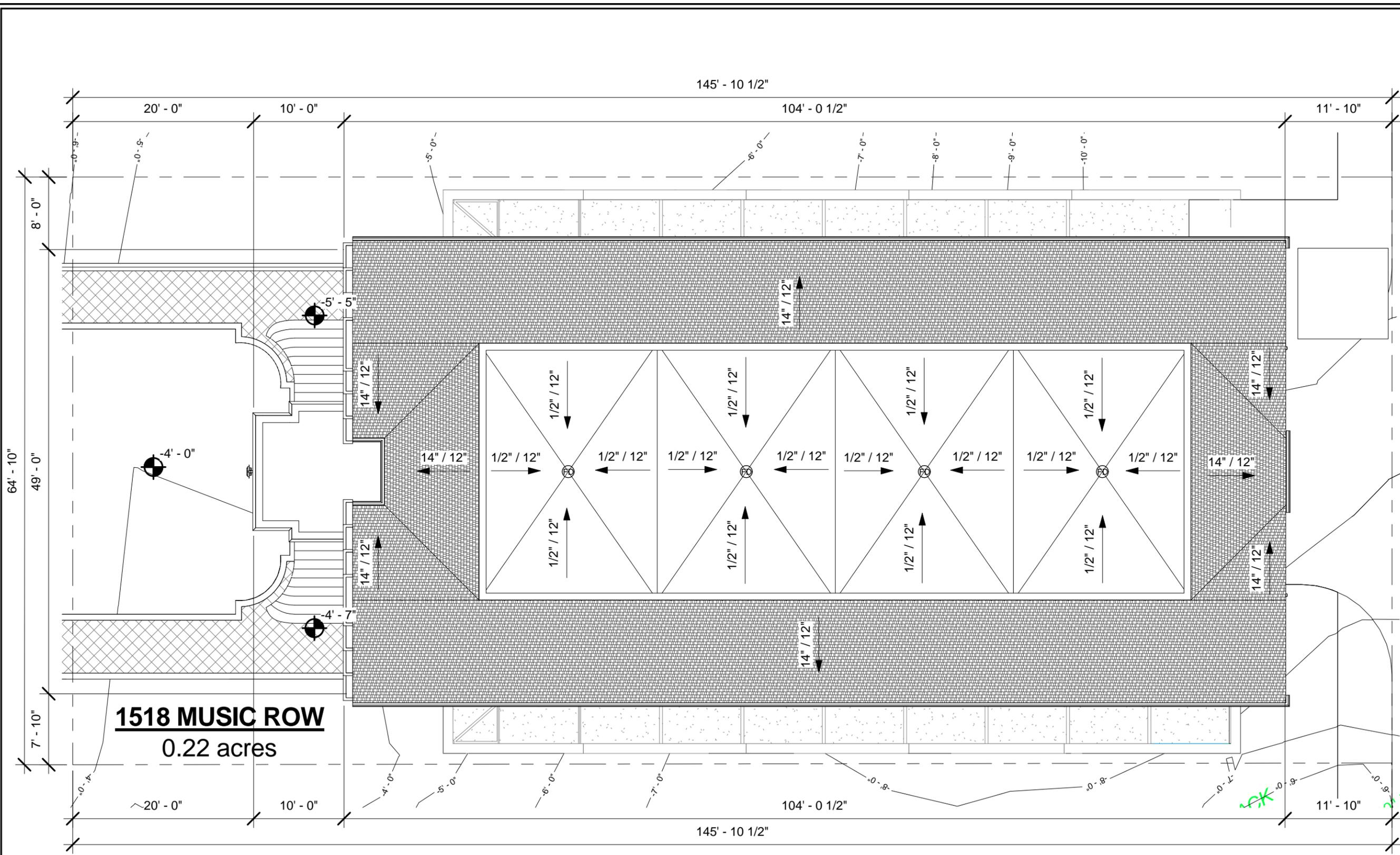
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HA0.1



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SITE PLAN/ ROOF
PLAN

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HA0.2

1518 MUSIC ROW
0.22 acres

1 SITE PLAN/ ROOF PLAN
3/32" = 1'-0"



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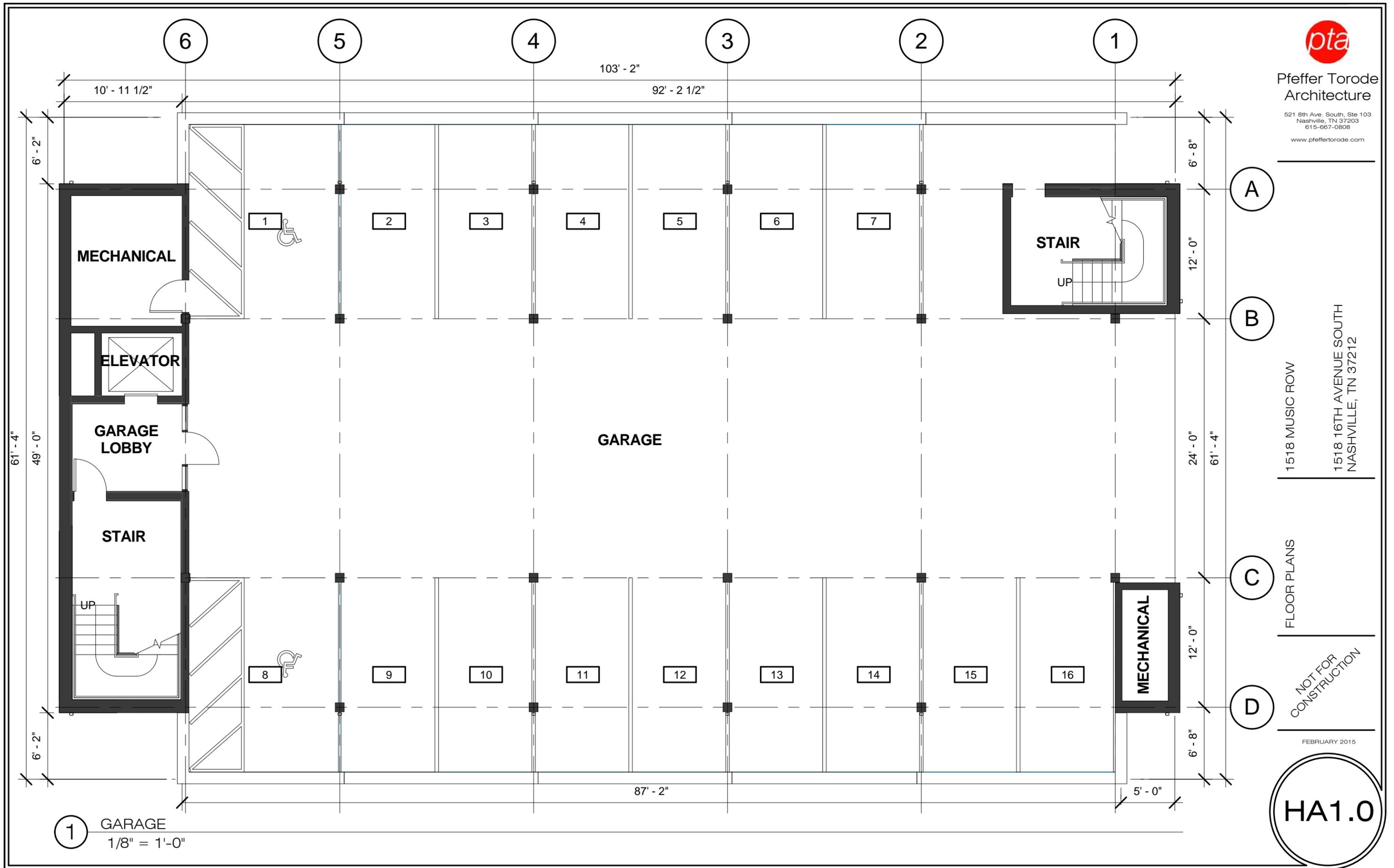
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FLOOR PLANS

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HA1.0

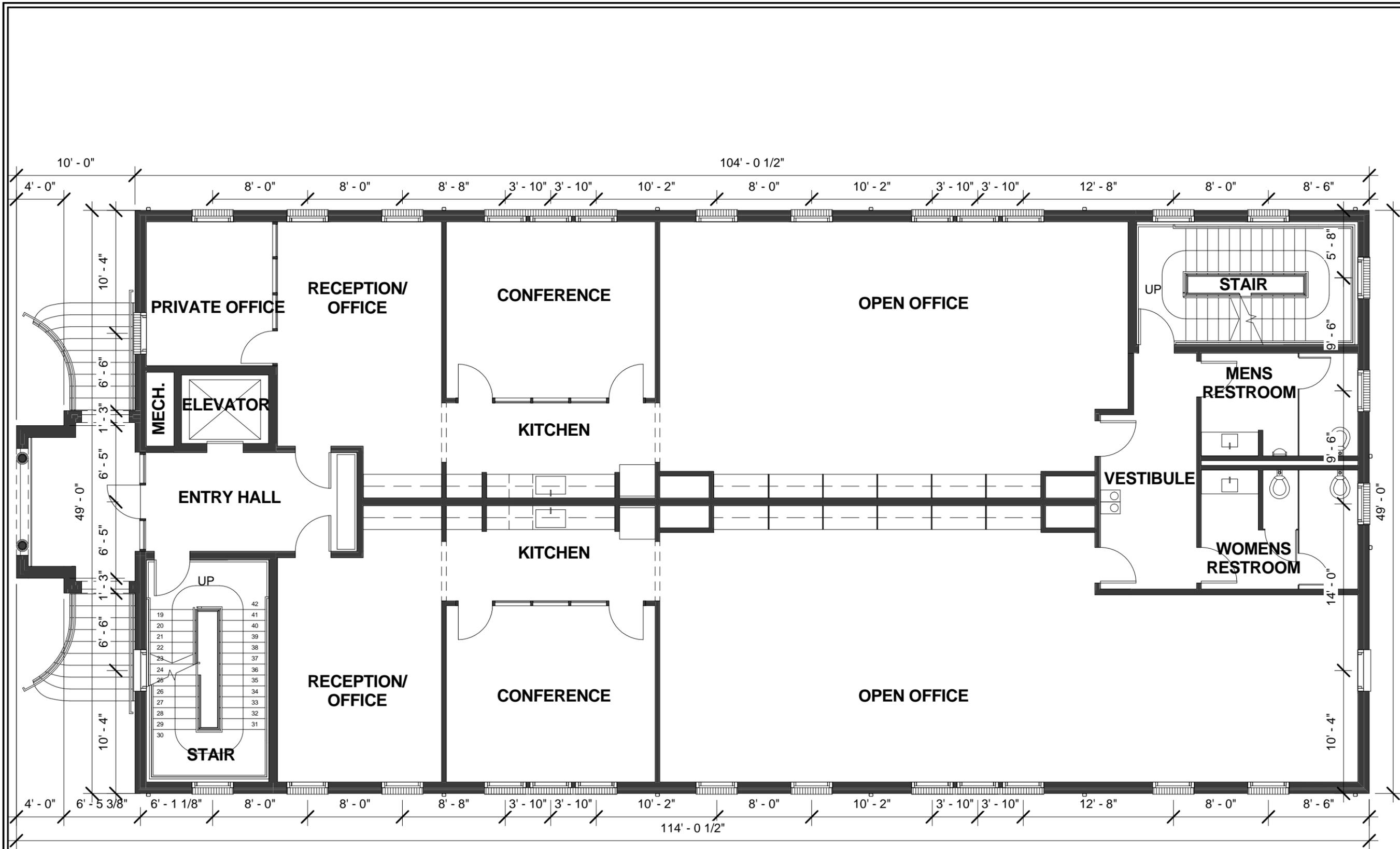




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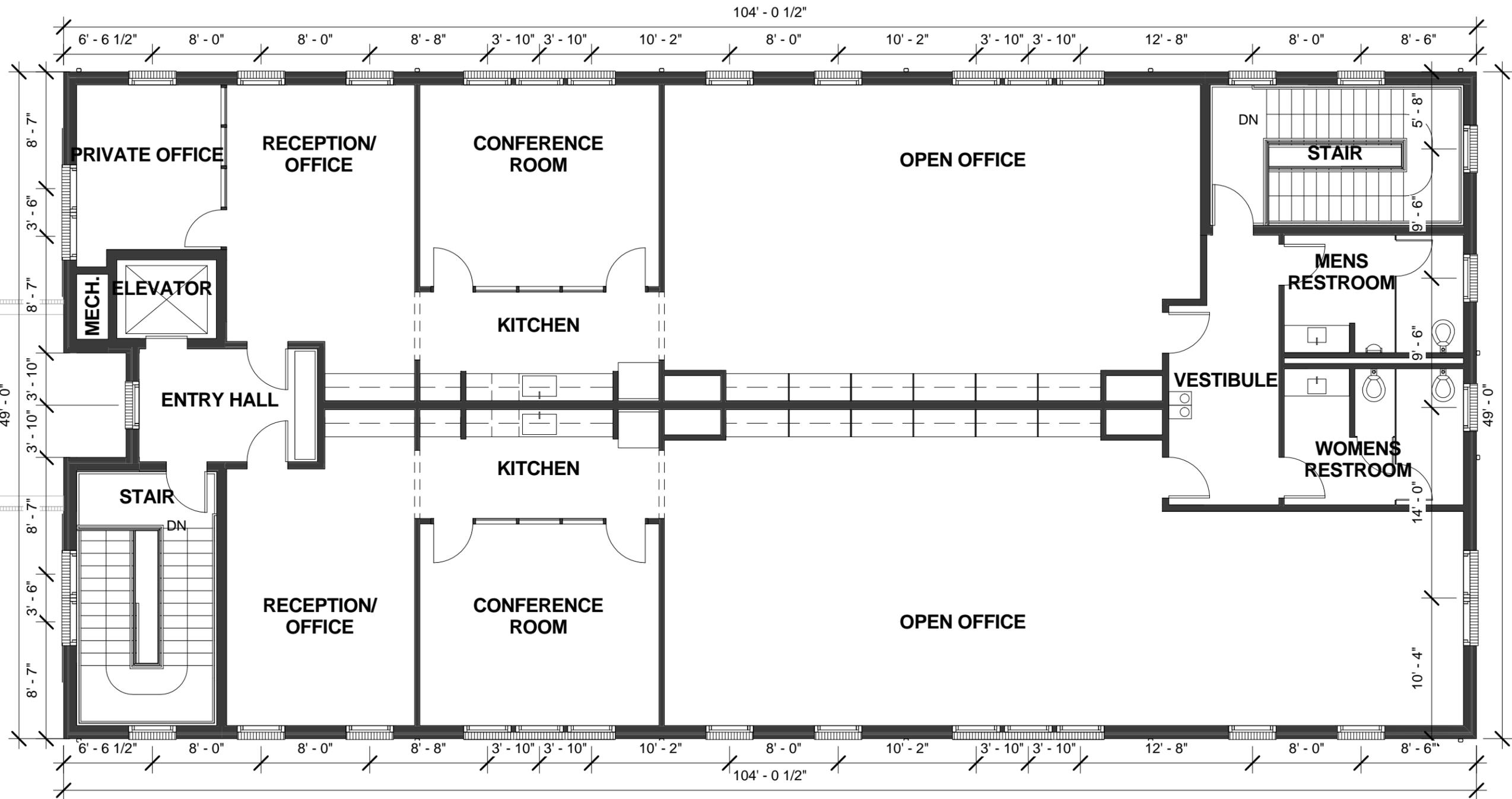
1 LEVEL 1
1/8" = 1'-0"

HA1.1



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FLOOR PLANS

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1 LEVEL 2
1/8" = 1'-0"

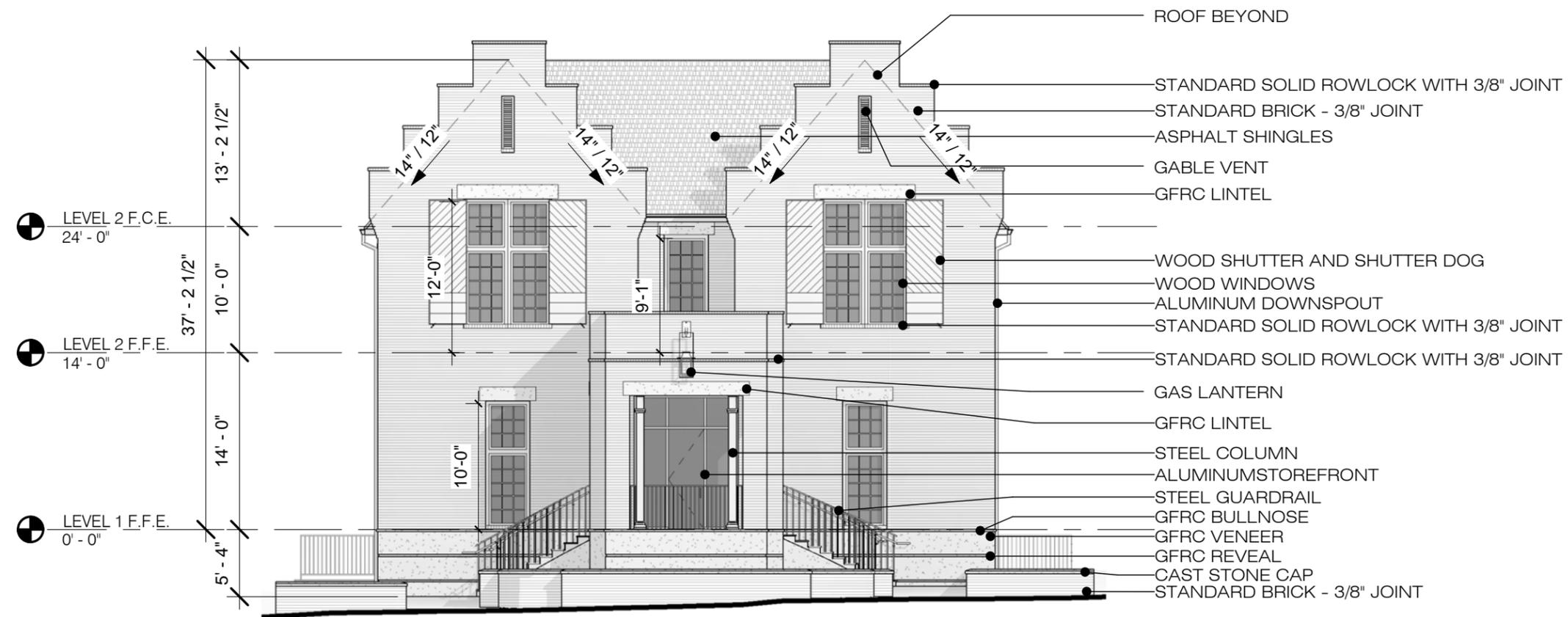
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1 WEST ELEVATION
3/32" = 1'-0"

ELEVATIONS

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HA2.1



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1 SOUTH ELEVATION
3/32" = 1'-0"

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ELEVATIONS

NOT FOR
CONSTRUCTION

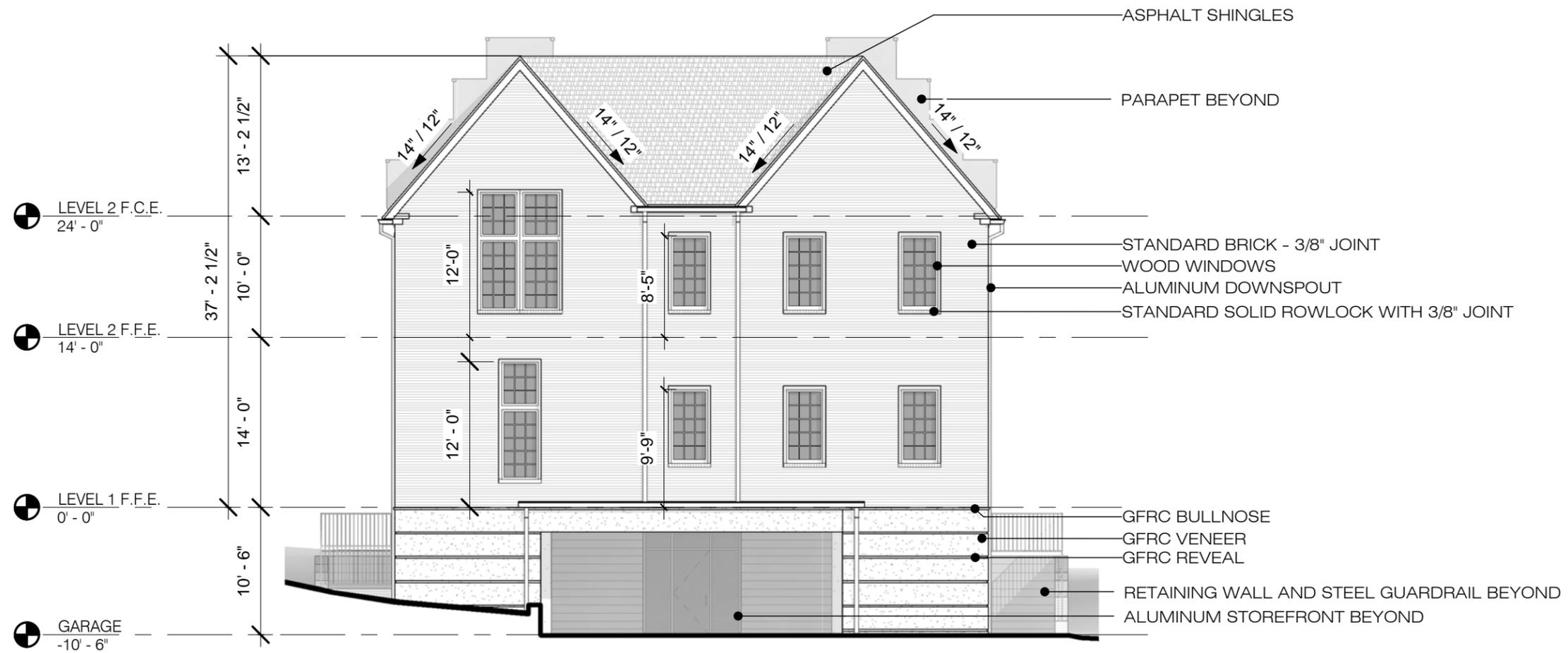
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HA2.2



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1 EAST ELEVATION
3/32" = 1'-0"

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ELEVATIONS

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HA2.3



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1 NORTH ELEVATION
3/32" = 1'-0"

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ELEVATIONS

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HA2.4