

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1322 6th Avenue North
April 20, 2016

Application: New construction – infill
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209005400
Applicant: Patrick Bales, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new one-story commercial building on vacant land between two historic buildings.

Recommendation Summary: Staff recommends approval of the new construction with the conditions that:

- Staff shall approve the masonry and siding selections prior to purchase and installation,
- Cornerboards shall be added at the exposed intersection of clapboard walls
- Window and door selections are approved by Staff prior to purchase and installation
- Utilities shall be located behind the mid-point of the building

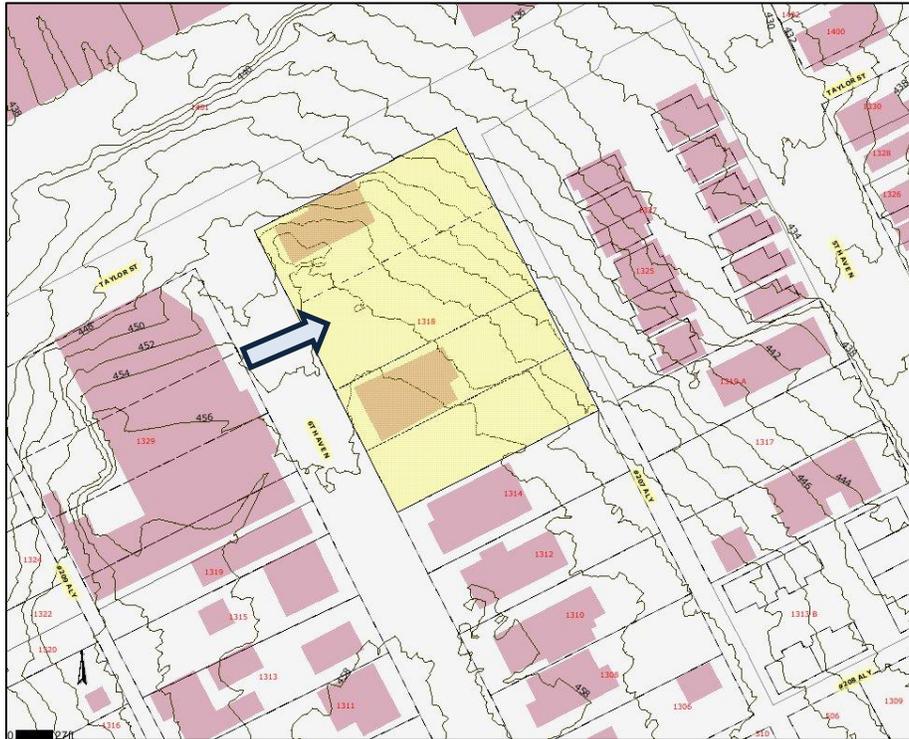
Meeting those conditions, Staff finds that the proposed infill will meet the design guidelines for the Germantown Historic Preservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

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.

5.1 Fences

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.

Background: The properties at 1318-1326 6th Avenue North encompass four lots, two of which have historic houses on them and two are vacant and/or parking. In 2014 the MHZC approved a plan to rehabilitate the two existing houses and construct a new multi-family building in the space between them. The work on the two existing buildings is proceeding, but the infill portion of that project has been changed.



Figure 1: Historic house at 1318 6th Avenue North.

Analysis and Findings: The applicant is proposing to construct a new one-story commercial building at 1322 6th Avenue North, on vacant land between two historic buildings.



Figure 2: Historic house at the corner of 6th Avenue North and Taylor Street.

Mass and Scale, Height: The new building will be one story, twenty feet (20') tall from grade to the top of a parapet on the front façade. Both of the adjacent historic houses are twenty feet (20') tall as well. Staff finds the proposed new building to meet guideline 2.2.4.1, which states that buildings shall be compatible with the heights of adjacent buildings.

The front facade of the new building will be symmetrical with five distinct bays. In the center of the building will be a main entrance, with a trio of windows in the bays to either side. Together these three bays will be forty feet (40') wide. This center section of the building will be flanked by a pair of shorter windowless walls, set one foot (1') back from the front wall. These bays will bring the total width of the building to fifty-eight feet (58') wide.

The historical and architectural context in the Germantown neighborhood is diverse, and includes structures ranging from single-story Shotgun houses to large single family houses, corner commercial buildings, and multi-story mixed use developments all present in close or adjacent proximity. Staff finds that the massing of the new one-story commercial building will be compatible with the surrounding area.

Setbacks, Orientation: The new building will be located in a vacant lot between two historic houses, with the front setback aligned between the two buildings. The new building will be centered in the space between the two existing houses, with twenty feet (20') of separation on both sides, which is compatible with the spacing between buildings historically. Staff finds that this location meets guidelines 2.2.1.1 and 2.2.1.2, which states that buildings should maintain the prevailing street setbacks and rhythm of spacing on an established block. The building will face the street directly, which staff finds to meet guidelines 2.2.3.1 and 2.2.2.

Walls/Exterior Materials: The primary exterior materials on the new building will include brick on the front façade, continuing on the sides approximately one third of the depth of the building before switching to cement-fiber clapboard siding. Both of these materials are appropriate for new construction when the brick is traditional in its color and texture, and the cement-fiber siding has a smooth surface with an exposure no greater than five inches (5"). Staff also asks that any exposed corner between two clapboard-sided walls have a four inch cornerboards, as is typical of historic buildings. With the conditions that Staff shall approve the masonry and siding selections and that cornerboards are added, Staff finds that the infill meets guidelines 2.4.1, 2.4.5, and 2.4.6.

Windows & Doors: The front façade of the building will have a central doorway with transoms and sidelights. Staff finds the configuration and location of this primary entrance to be appropriate. The new door will be narrow and tall, will be all glass, and will be recessed four inches (4") from the primary wall. The windows on the front façade will be storefront-type windows, and they will also be narrow and tall and recessed four inches (4") from the primary wall.

The side and rear elevations will have overhead doors. The doors on the rear cannot be seen from 6th Avenue North, and therefore do not have an impact on the historic character of the area. While overhead doors are not typical of side facades historically, Staff finds the doors in this location to be appropriate because they are behind the midpoint of the building walls that are clad with a secondary material, and Germantown historically had industrial buildings that included rollup doors on non-primary facades. Staff asks to approve the specific window and door selections prior to purchase and installation. With

that condition, Staff finds the doors and windows on the proposed infill will meet sections 2.5 and 2.6 of the design guidelines.

Porches, Entrances: The primary facade of the new building will face 6th Avenue North directly, with an entrance in the center of three bays. A stoop at the entrance with a walkway leading to the front edge of the property will engage the right of way in a manner consistent with historic buildings nearby. Staff finds the proposed infill to meet sections 2.6.1 and 2.6.2 of the design guidelines.

Roof: The roof of the building will be flat with a stepped parapet on the front facade of the building, as seen on many historic buildings in the district. Staff finds that the project will meet sections 2.7.1 and 2.7.3 of the design guidelines.

Utilities/Mechanical: The location of utilities and mechanicals are not indicated on the submitted plans. Staff recommends that they be located behind the building on a non-street-facing façade, or on the roof behind the mid-point of the building in order to meet section 2.8.1 of the design guidelines.

Site Features, Appurtenances: New walkways, ramps, railings, and fences will be installed in the front of the new building. The material of these items is not known at this time. Staff asks that more information on these appurtenances that should be submitted for Staff approval prior to permitting to ensure that they meet guideline 5.1 and 5.2.

The project will retain portions of an existing parking lot at the rear of the property, accessed by an existing driveway to the right of the building at 1318 and the alley. This lot will be shared by the new building and the two adjacent buildings, with entrances from 6th Avenue North at an existing curb cut and the alley to the rear. Staff finds the parking lot design to meet section 5.3 of the design guidelines.

Signage: No signage has been submitted for review at this time. Signage can be reviewed separately later and approved administratively if it meets the design guidelines.

Recommendation Summary: Staff recommends approval of the new construction with the conditions that:

- Staff shall approve the masonry and siding selections prior to purchase and installation,
- Cornerboards shall be added at the exposed intersection of clapboard walls
- Window and door selections are approved by Staff prior to purchase and installation
- Utilities shall be located behind the mid-point of the building

Meeting those conditions, Staff finds that the proposed infill will meet the design guidelines for the Germantown Historic Preservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

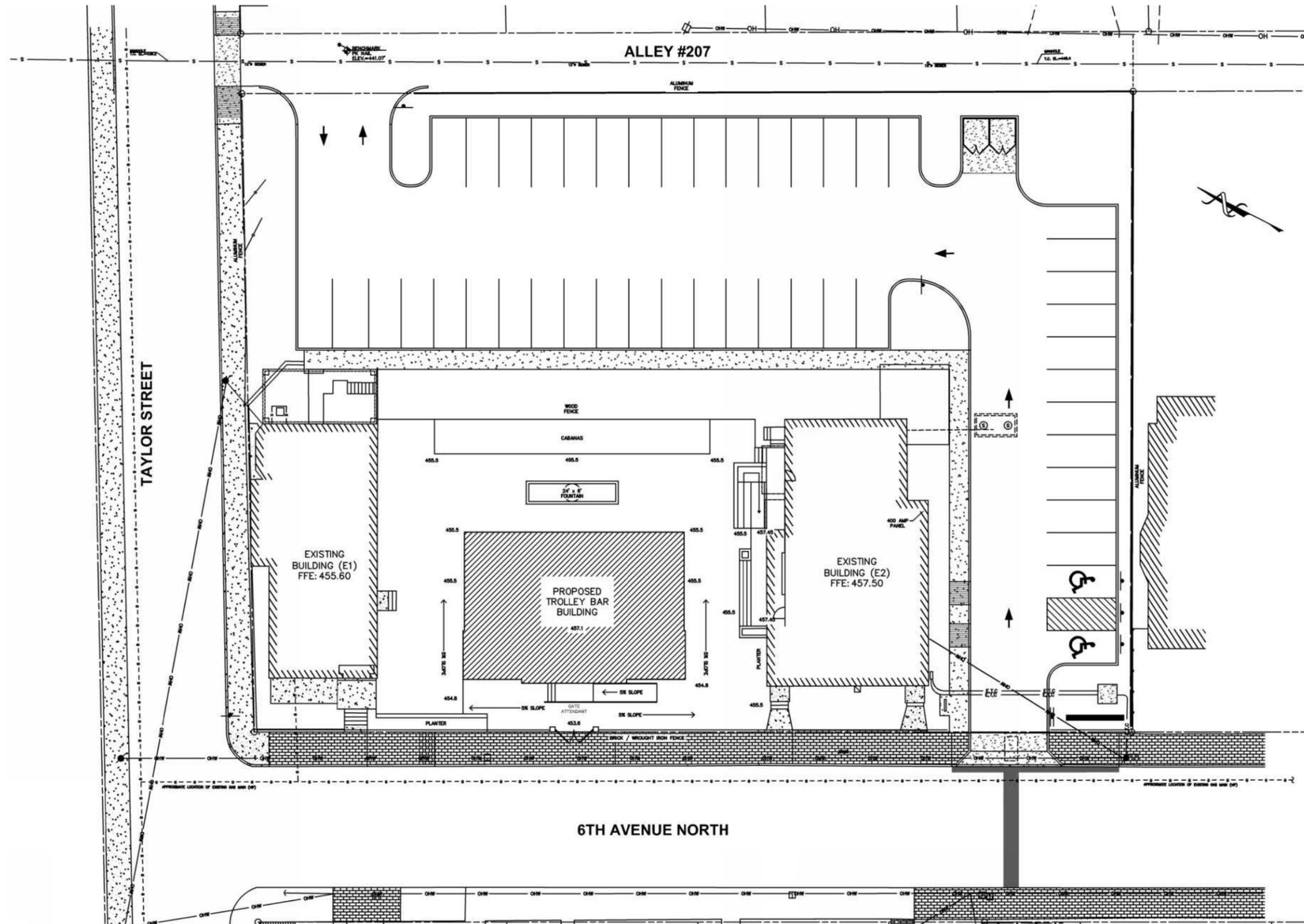
Attachment A: Photographs



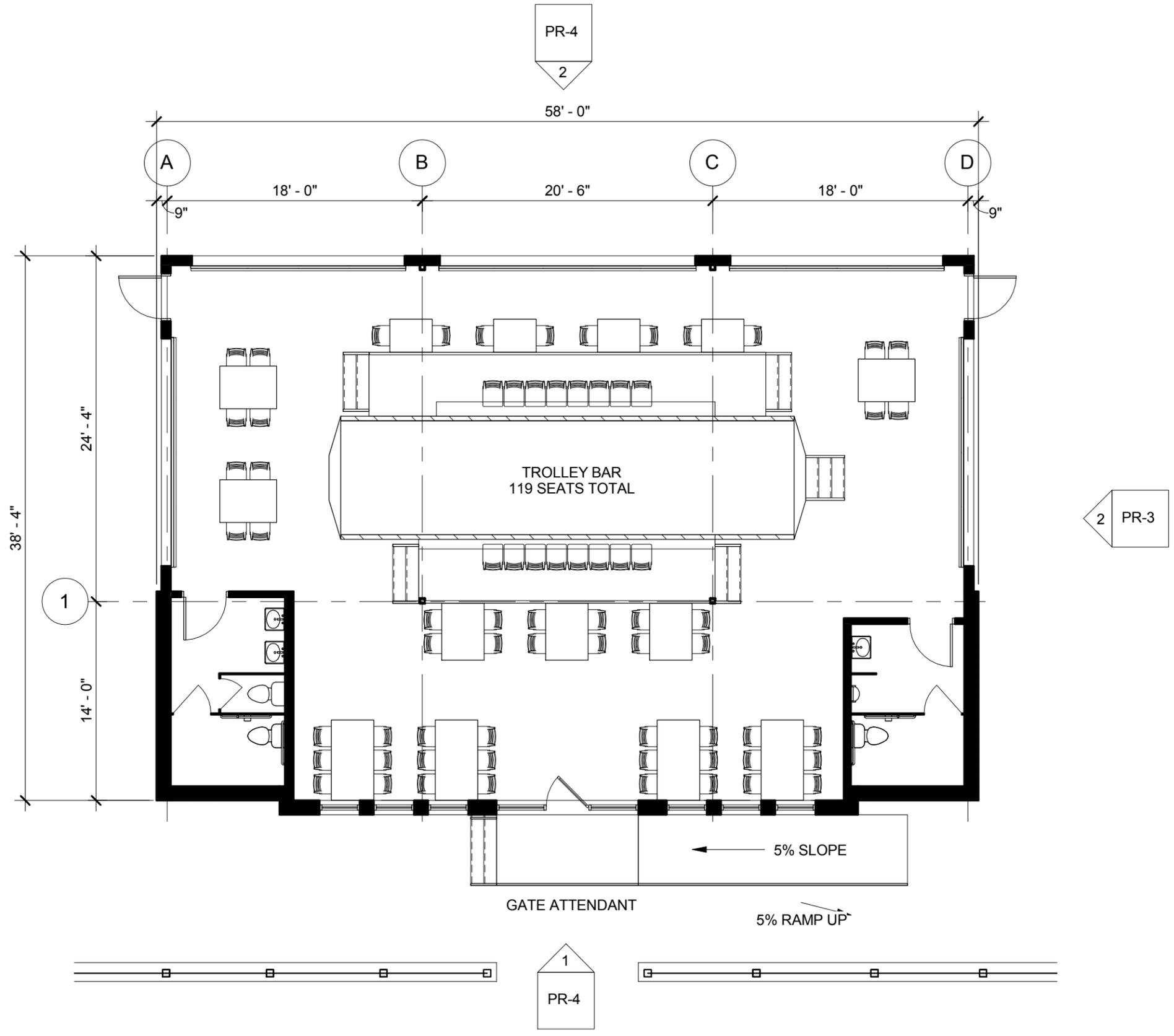
Site of proposed one-story infill between two historic houses, viewed from the south.

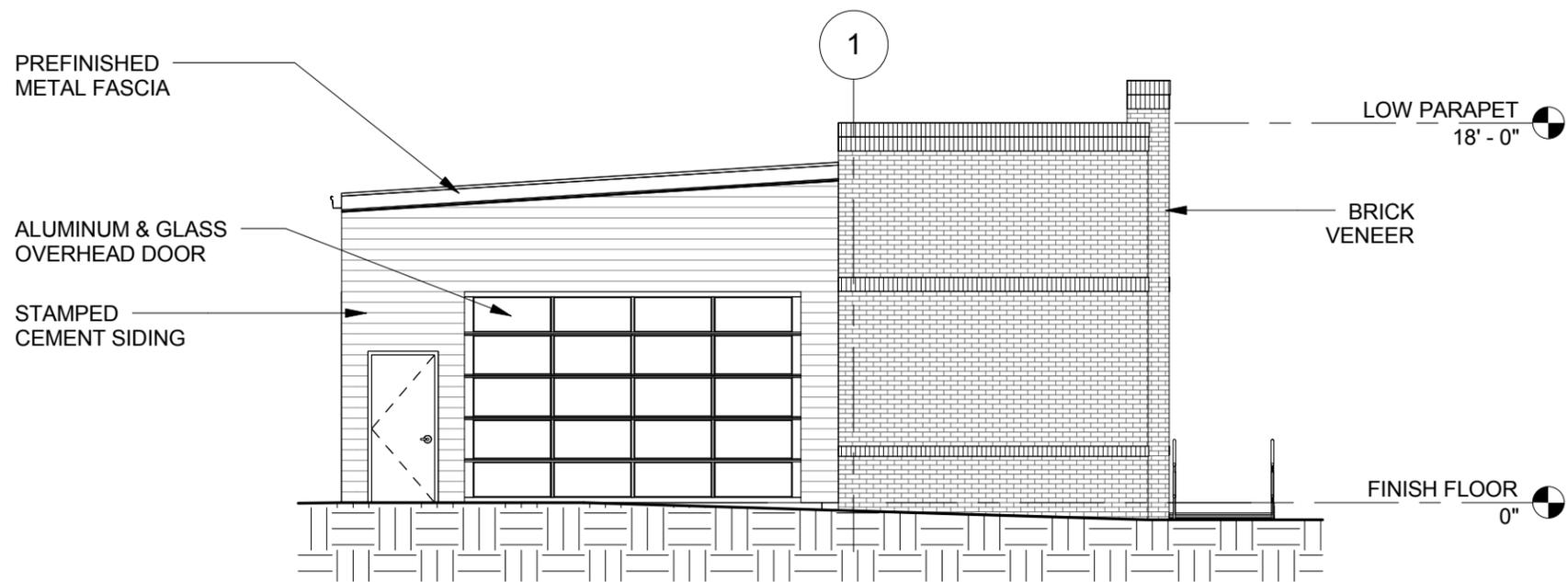


Site of proposed one-story infill between two historic houses, viewed from the north.

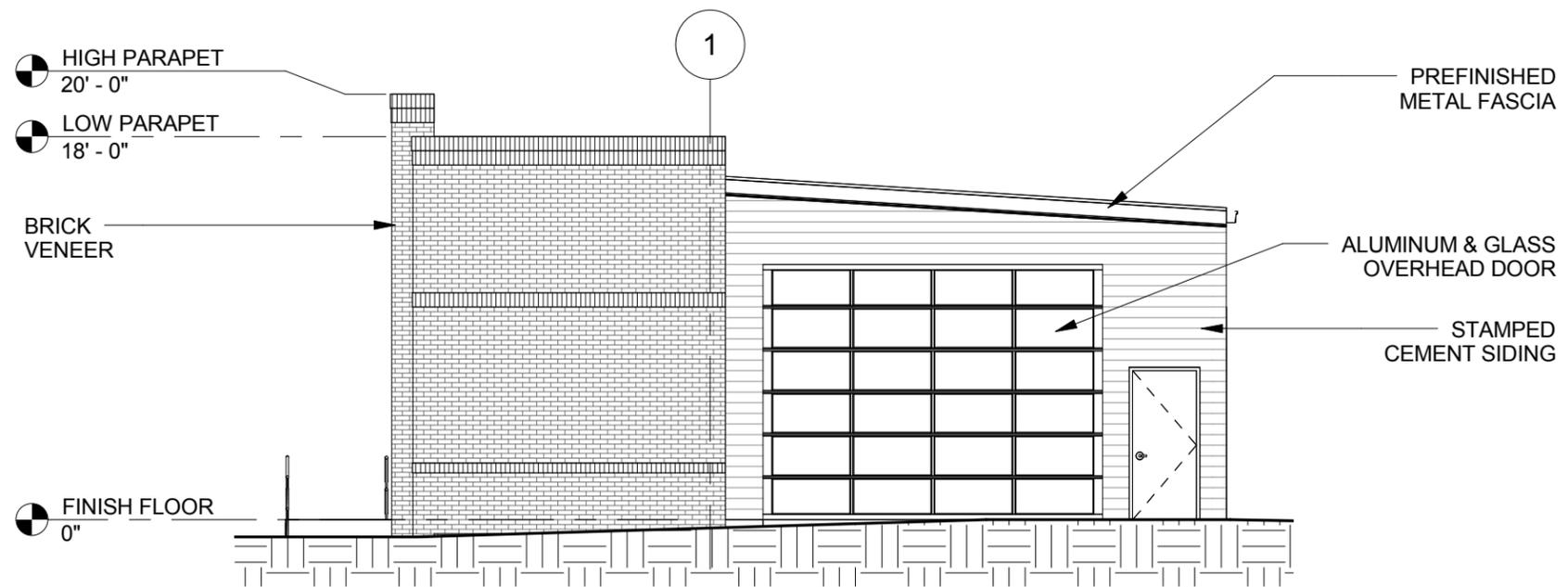


① SITE PLAN
1" = 30'-0"

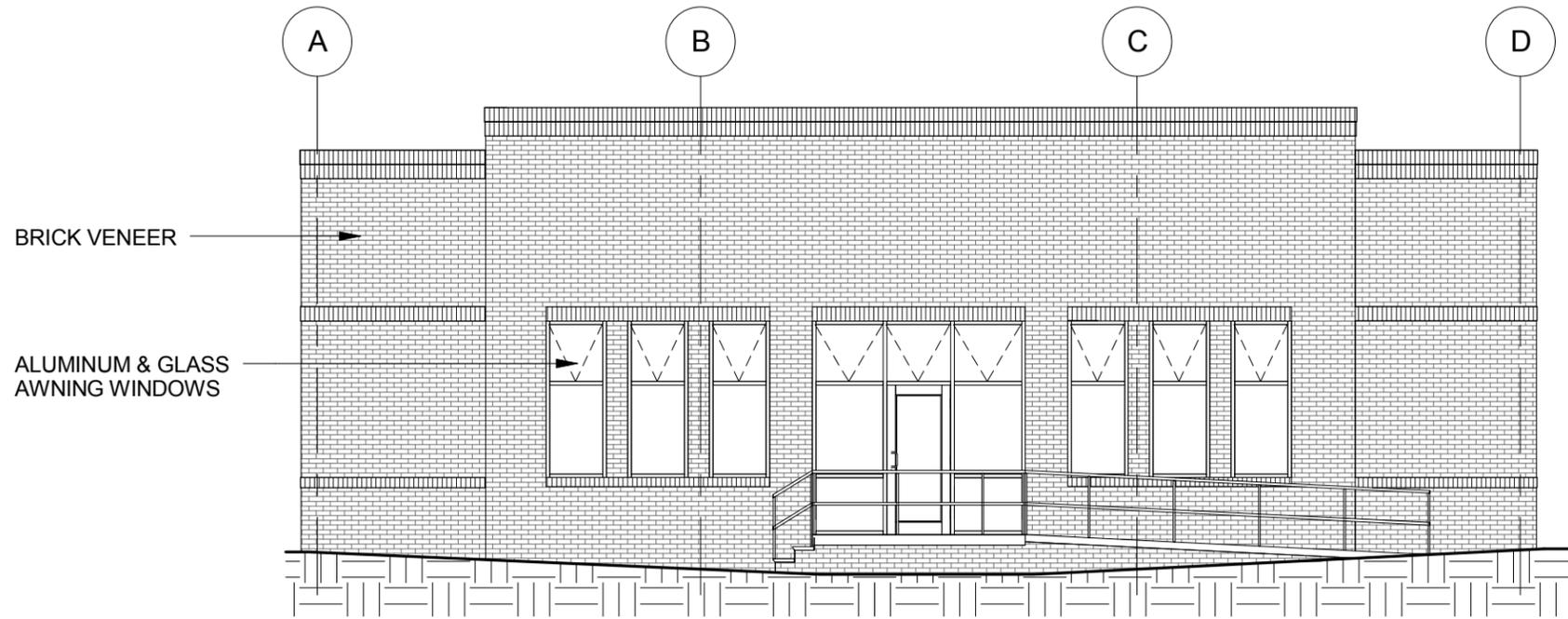




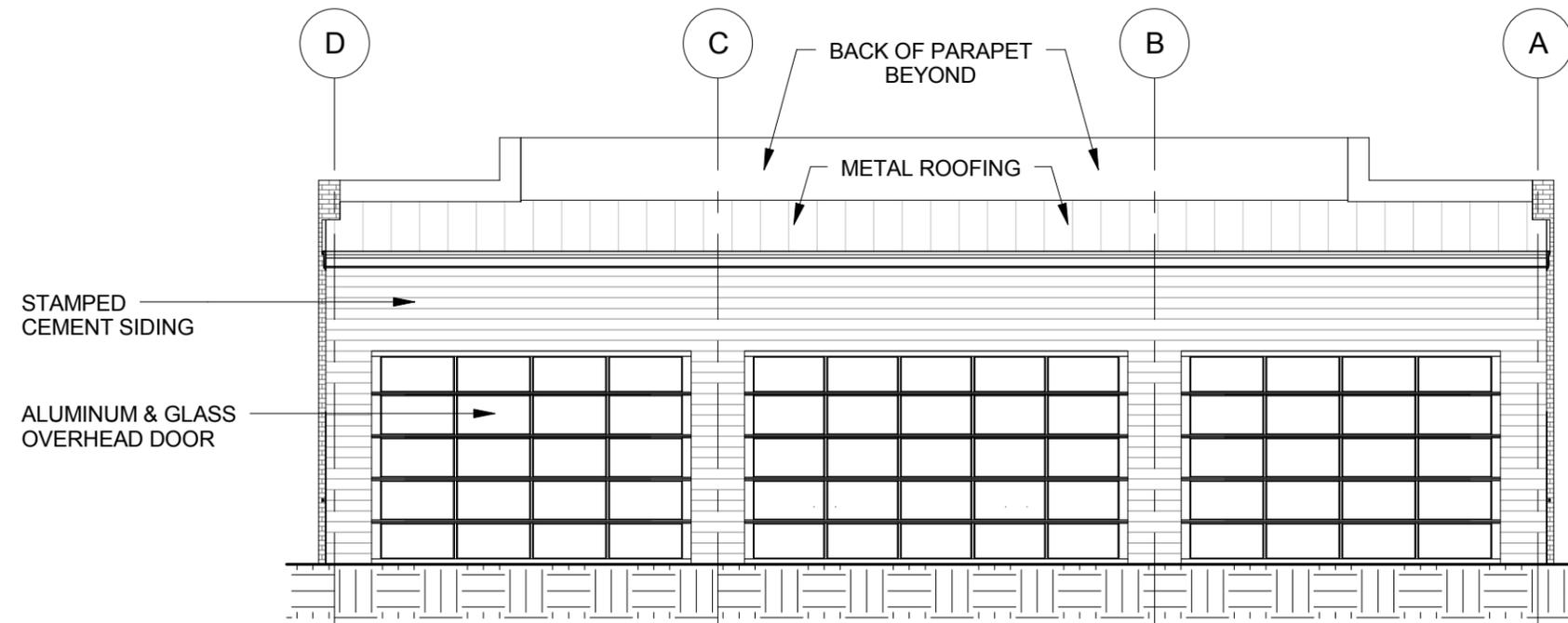
① SIDE ELEVATION
1/8" = 1'-0"



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① FRONT ELEVATION
1/8" = 1'-0"



② REAR ELEVATION
1/8" = 1'-0"