

MEGAN BARRY  
MAYOR



**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**

**1516 Ordway Place**

**June 21, 2017**

**Application:** New construction—infill

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08310001000

**Applicant:** Richard Amend

**Project Lead:** melissa.baldock@nashville.gov

**Description of Project:** Application is to construct a mixed-use development on a vacant lot. The development of the site is bound by a Specific Plan (SP) zoning adopted in 2009. Although the SP allows for up to six residential units with a commercial space, the applicant is only proposing four residential units and a commercial space.

**Attachments**

**A:** Photographs

**B:** BL 2009-521

**C:** Site Plan

**D:** Elevations

**Recommendation Summary:** Staff recommends approval of the infill 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. Staff approve the final details, dimensions and materials of all windows and doors prior to purchase and installation;
3. Staff approve a brick sample;
4. Staff approve a stone sample;
5. Staff approve the awning material;
6. Staff approve the railing material and design;
7. Staff approve the driveway and walkway materials; and
8. MHZC staff approve the location of the HVAC units and other utilities.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

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.



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

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

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

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

*For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.*

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side building walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

*For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .*

#### **2. Scale**

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

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

#### **3. Setback and Rhythm of Spacing**

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setback reductions will be determined based on:*

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

*Appropriate height limitations will be based on:*

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

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

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

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

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

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

## **5. Roof Shape**

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

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

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

### *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.*

### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips*

*where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

## **7. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic buildings*.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

## **9. Appurtenances**

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

### ***Utilities***

*Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.*

*Generally, utility connections should be placed no closer to the street than the mid point of the structure.*

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

### ***Public Spaces***

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

*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:** 1516 Ordway Place is a vacant lot at the southwest corner of Ordway Place and North 16<sup>th</sup> Street. In 2009, the site was rezoned with a specific plan (SP) to allow for the development of a “two-story mixed-use building with six residential units and 1,167 sq. ft. of commercial/office spaces.” At that time, the Metro Historic Zoning Commission approved a two-story infill that met the parameters of the SP zoning (Figures 2, 3). That development was never constructed, and the same owner is returning for consideration of a new, similar development.



Figure 1. The site at 1516 Ordway Place.

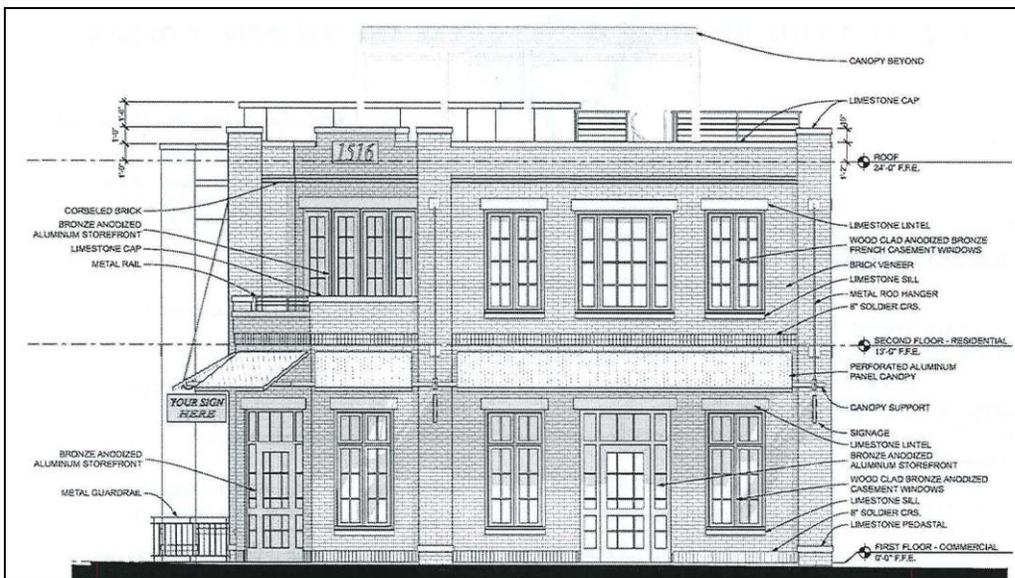


Figure 2. The Ordway Place elevation approved in 2009.



Figure 3. The North 16<sup>th</sup> Street façade approved in 2009.

**Analysis and Findings:** Application is to construct a mixed-use development on a vacant lot. The development of the site is bound by a Specific Plan zoning adopted in 2009. Although the SP allows for up to six residential units with a commercial space, the applicant is only proposing four residential units and a commercial space.

Height & Scale: The site drops approximately four feet, ten inches (4'10") from the front of the lot to the rear on the 16<sup>th</sup> Street elevation and eight feet (8') on the right/west side. The proposed infill will be two stories with a raised basement at the rear. At the front of the structure, facing Ordway Place, the infill is approximately twenty-five feet, three inches (25'3") tall from grade, with decorative elements that bring the height to twenty-six feet (26'). This matches the height of the plans MHZC approved in 2009.

The site slopes down towards the back of the lot. Therefore, at the rear, the structure is approximately thirty-three feet (33') tall. The 16<sup>th</sup> Street side façade contains an entry to the residential units. The entryway bay is two feet, six inches (2'6") taller than the main portion of the structure. This configuration also matches the height of the project approved in 2009. The current proposal does not include roof access, so there is no stair or elevator bulkhead on the roof.

The proposed footprint of the infill has not changed since the 2009 approval. It will be thirty-six feet (36') wide along Ordway Place, and forty feet (40') wide starting at the entry bay along 16<sup>th</sup> Street. The infill will be ninety-five feet (95') deep.

The infill will be larger than the historic context. The commercial structure across the street on the southeast corner of 16<sup>th</sup> and Ordway Place is one story and approximately sixteen feet (16') tall. There is a two-story, flat roofed commercial structure across 16<sup>th</sup> Street that is twenty feet (20') tall. The residential structures in the immediate vicinity are largely one and one-half stories in height with gabled or hipped roofs. They range in height from eighteen to twenty-eight feet (18' - 28'). Staff finds that, given the SP zoning, which permits a two-story structure, and given the Commission's previous approval of an infill on the lot with identical height and scale, that the proposed infill's height and scale are appropriate.

Staff recommends that a condition of approval be that staff must verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context. With this condition, staff finds that the proposed infill meets Sections II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The proposed setbacks are the same as what MHZC approved in 2009. The infill will be approximately four feet (4') back from the sidewalk line along Ordway Place. Along 16<sup>th</sup> Street, the portion of the infill closest to Ordway Place will be five feet (5') from the sidewalk line, and the rear portion of the infill will be one foot (1') from the sidewalk line. The infill will be approximately three feet (3') from the right/west side property line. The rear property line angles so that the infill sits between ten and twelve feet (10'-12') from the rear property line. Staff finds these

proposed setbacks to be appropriate for a commercial structure on a commercial corner, and finds that the project meets Section II.B.3. of the design guidelines.

Materials: The materials have changed since the 2009 approval, but staff finds that the known materials meet the design guidelines.

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Brick to grade	Not indicated	Yes	Yes
<b>Primary Cladding</b>	Brick	Not indicated	Yes	Yes
<b>Secondary Cladding</b>	Cement fiberboard panels	Smooth	Yes	No
<b>Roofing</b>	Rubber membrane (not visible)	Not indicated	Yes	No
<b>Lintels and sills</b>	Cast Stone	Not indicated	Yes	Yes
<b>Residential Windows</b>	Fiberglass/wood	Not indicated	Unknown	Yes
<b>Storefront</b>	Aluminum storefront system	Not indicated	Yes	Yes
<b>Side/rear doors</b>	Aluminum storefront system	Not indicated	Yes	Yes
<b>Garage doors</b>	Metal with perforated panels	Not indicated	Yes	Yes
<b>Awnings</b>	Perforated aluminum panel canopy	Not indicated	Unknown	Yes
<b>Railing</b>	Unknown	Not indicated	Unknown	Yes
<b>Driveway</b>	Not indicated	Not indicated	Unknown	Yes
<b>Walkway</b>	Not indicated	Not indicated	Unknown	Yes

Staff recommends approval of a brick sample, a stone sample, all windows and doors, the awnings, the railing material and design, and the driveway and walkway materials prior to purchase and installation. With the staff’s approval of all final material choices, staff finds that the known materials meet Section II.B.4. of the design guidelines.

Roof form: The roof form will be flat, which is appropriate for a mixed use corner structure. The commercial structures across the street also have flat roofs. Staff finds that the proposed flat roof form meets Section II.B.5. of the design guidelines.

Orientation: The entrance to the commercial part of the building will be at the corner of Ordway and North 16<sup>th</sup> Street. The corner will be chamfered, which is common for commercial corner buildings. The entrance to the residential units will be on 16<sup>th</sup> Street, not quite midway down the building. Vehicular access to the site will be via the alley at the rear. Because of the slope of the site, the attached garage, which provides parking for six cars, is located at basement level. Balconies are located at the chamfered corner above the commercial unit entrance, and at the rear of the 16<sup>th</sup> Street façade. Similar balconies were approved as part of the 2009 submission.

Staff finds that the proposed orientation meets Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The infill's windows are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The windows on the second story are either shorter or the same size as those on the first floor, which is appropriate. The two side facades contain faux window openings at the basement level, varying in size as the grade drops. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: Staff recommends that the HVAC units and other utilities be located on the roof, or in a location approved by MHZC staff.

**Recommendation Summary:** Staff recommends approval of the infill 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. Staff approve the final details, dimensions and materials of all windows and doors prior to purchase and installation;
3. Staff approve a brick sample;
4. Staff approve a stone sample;
5. Staff approve the awning material;
6. Staff approve the railing material and design;
7. Staff approve the driveway and walkway materials; and
8. MHZC staff approve the location of the HVAC units and other utilities.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

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.

**Additional Site Photos:**



1516 Ordway Place from across 16<sup>th</sup> Street, looking north



1516 Ordway Place from rear alley, looking north

**Context Photos:**



Sweet 16 Bakery, across the street, at the southeast corner of North 16<sup>th</sup> Street and Ordway Place.



Northeast corner of North 16<sup>th</sup> Street and Ordway Place, catty-corner from the site.



North west corner of North 16<sup>th</sup> Street and Ordway Place.



1514 Ordway Place, contributing house to the right of the lot.



Commercial structures at 307 North 16<sup>th</sup> Street, across the street and slightly south of this site.

# 16TH AND ORDWAY

A MIXED-USE DEVELOPMENT

06/05/17

HISTORIC SUBMITTAL

**16TH AND ORDWAY**

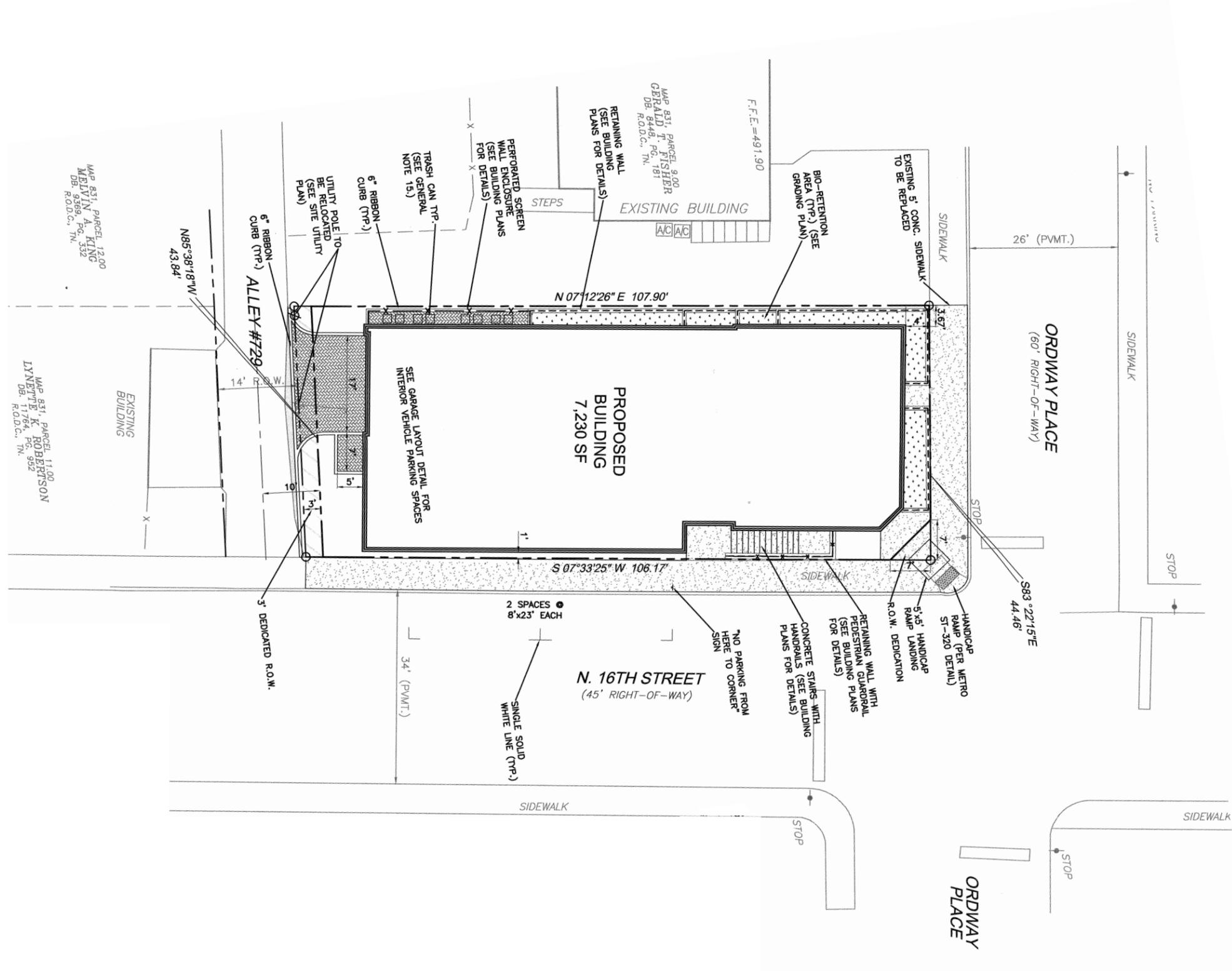
1516 ORDWAY PLACE  
Nashville TN 37206

Project #: 212-17



## PROJECT DATA:

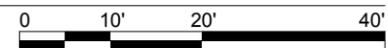
	<u>ORIGINAL</u>	<u>PROPOSED</u>
BUILDING HEIGHT PROVIDED	26' MAX HEIGHT @ ORDWAY SETBACK 30' MAX HEIGHT @ 16TH ST SETBACK 35' MAX HEIGHT @ ALL OTHER SETBACKS	UNCHANGED UNCHANGED UNCHANGED UNCHANGED
MAX BUILDING FOOTPRINT	4017 SQ. FT.	UNCHANGED
MAX COMMERCIAL SF.	2000 SQ. FT.	UNCHANGED
MAX RESIDENTIAL DENSITY	5 UNITS	4 UNITS
MAX RESIDENTIAL SF.	UNLIMITED	UNCHANGED
MAX ROOF DECK SF.	UNLIMITED	NO ROOF DECK
PARKING REQUIREMENT	5 SPACES	6 SPACES

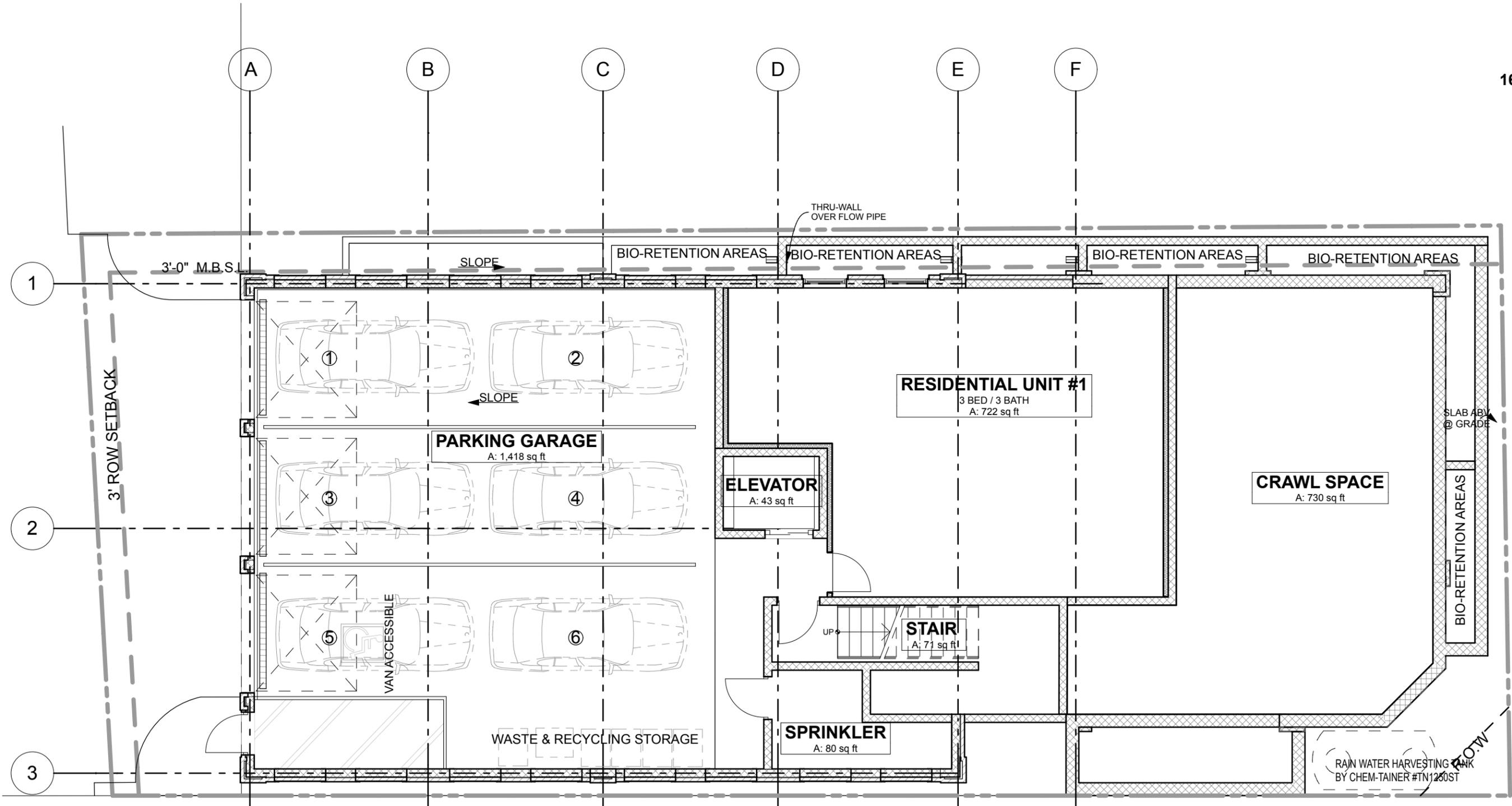


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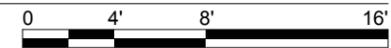
# SITE PLAN

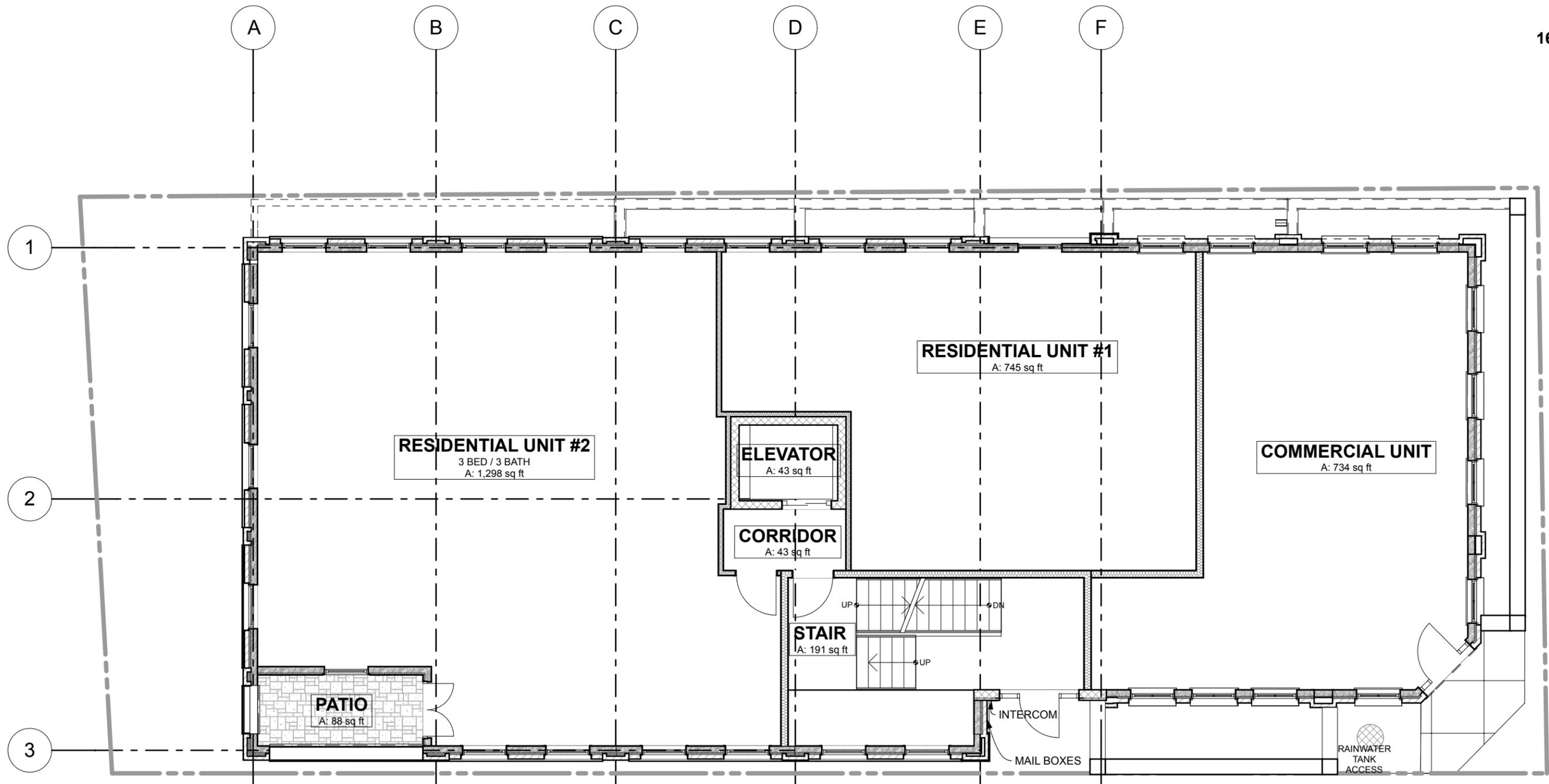
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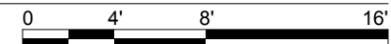


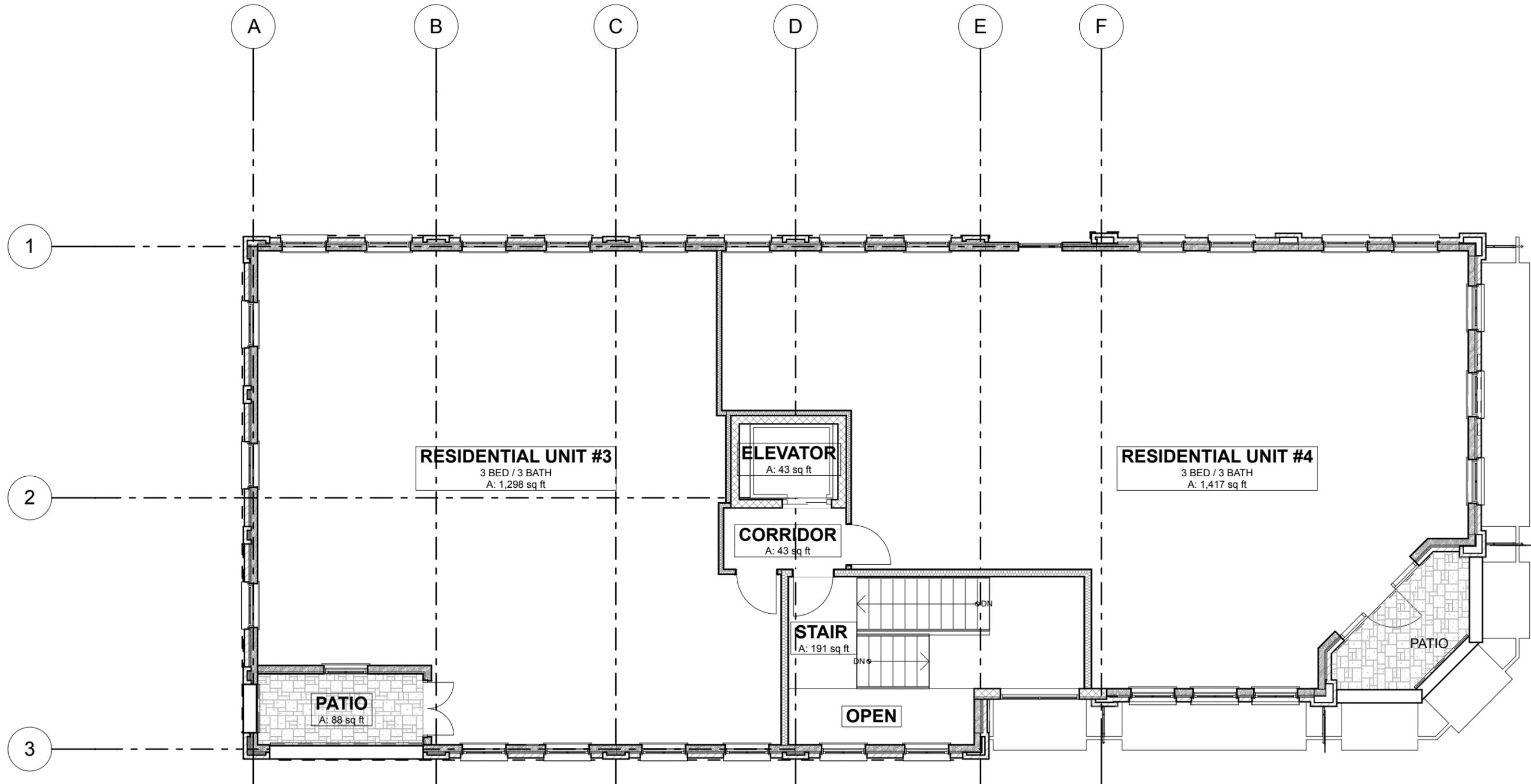
**1** **GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



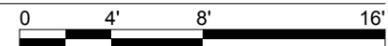


**1** 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"





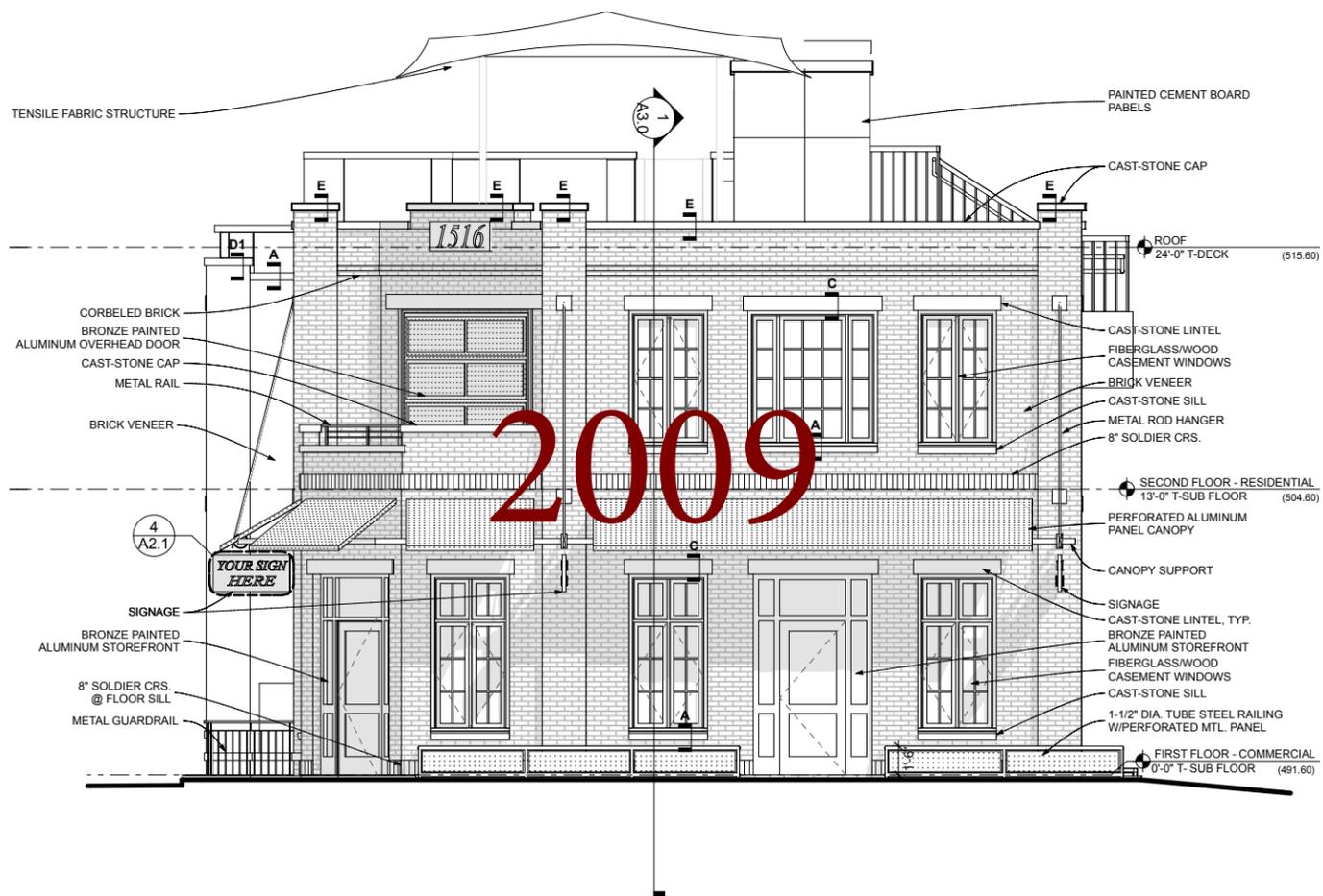
**1** 2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



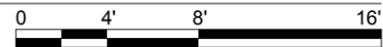
# ELEVATION MODIFICATIONS:

1. CHANGED STOREFRONT DOOR TO WINDOW.
2. CHANGED CAST-STONE CAP TO PRE-FINISHED METAL COPING AT PARAPET.
3. CHANGED SECOND FLOOR GARAGE DOOR TO STOREFRONT DOOR.

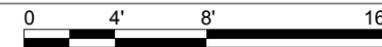
# 2017

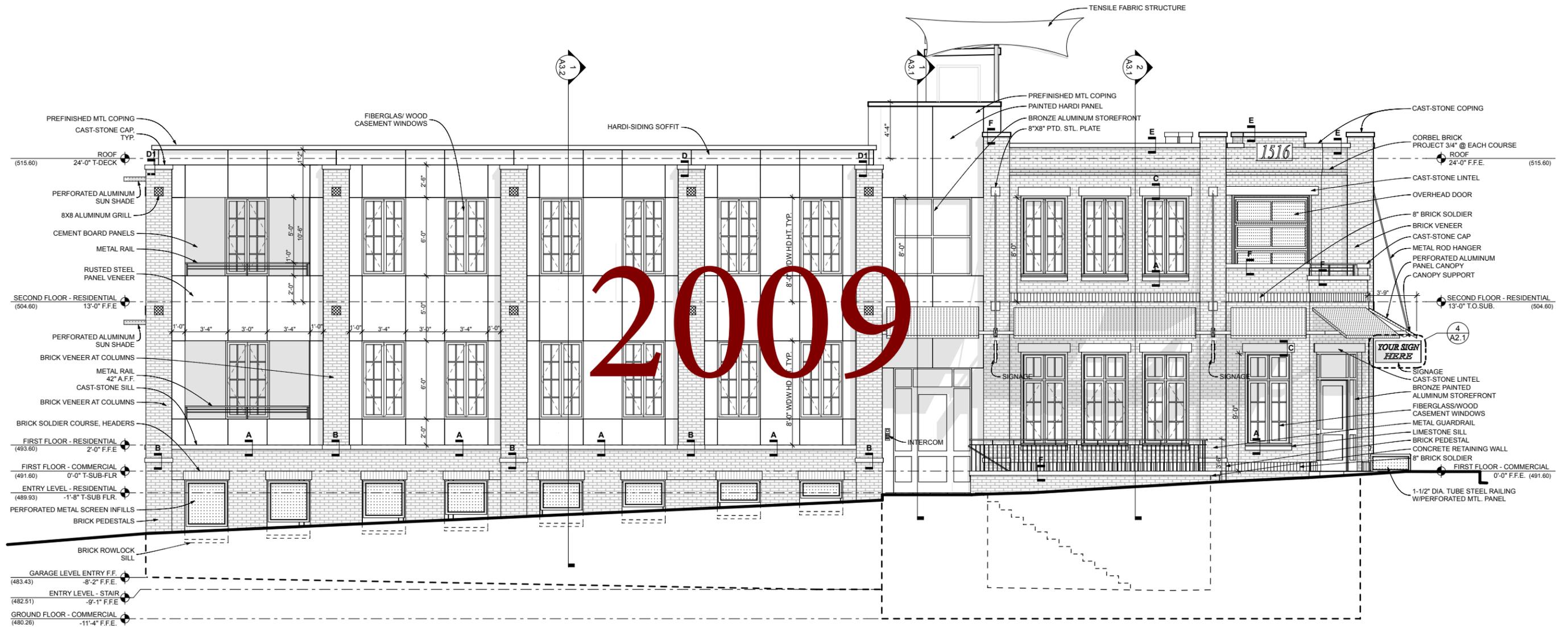


**2 ORIGINAL NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



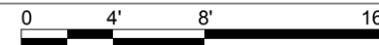


2009

1

# ORIGINAL EAST ELEVATION

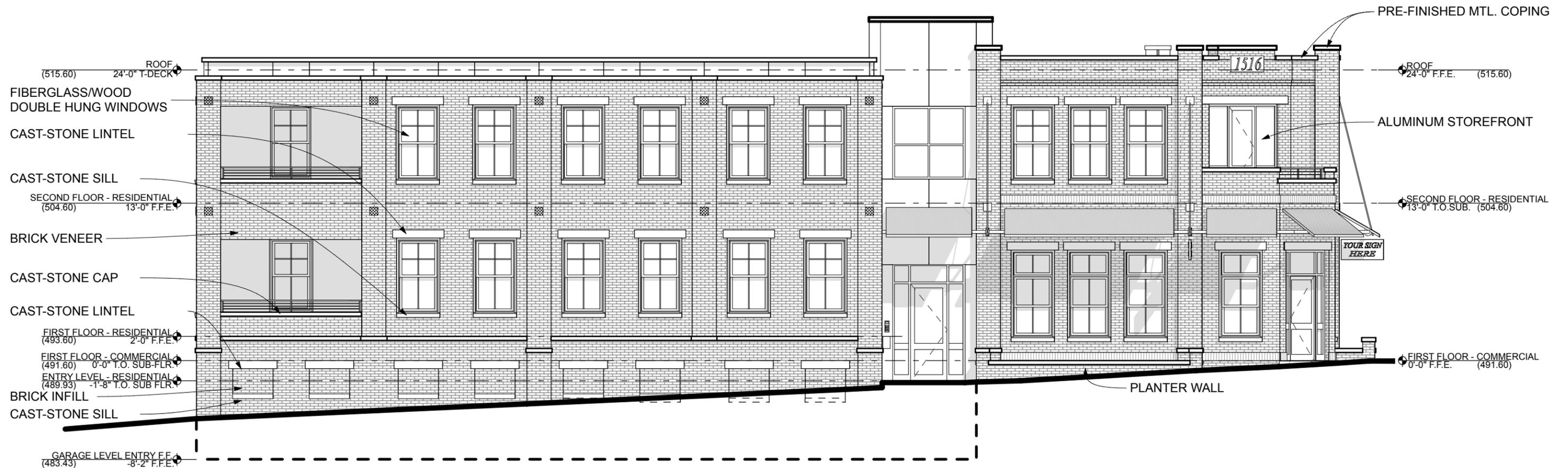
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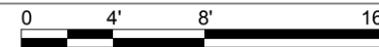
# ELEVATION MODIFICATIONS:

1. CHANGED SECOND FLOOR GARAGE DOOR TO STOREFRONT DOOR.
2. CHANGED CAST-STONE CAP TO PRE-FINISHED METAL COPING AT PARAPET.
3. CHANGED RUSTED STEEL PANEL VENEER TO BRICK VENEER.
4. CHANGED OPEN AIR GARAGE PERFORATED SCREENS TO BRICK INFILL.

# 2017



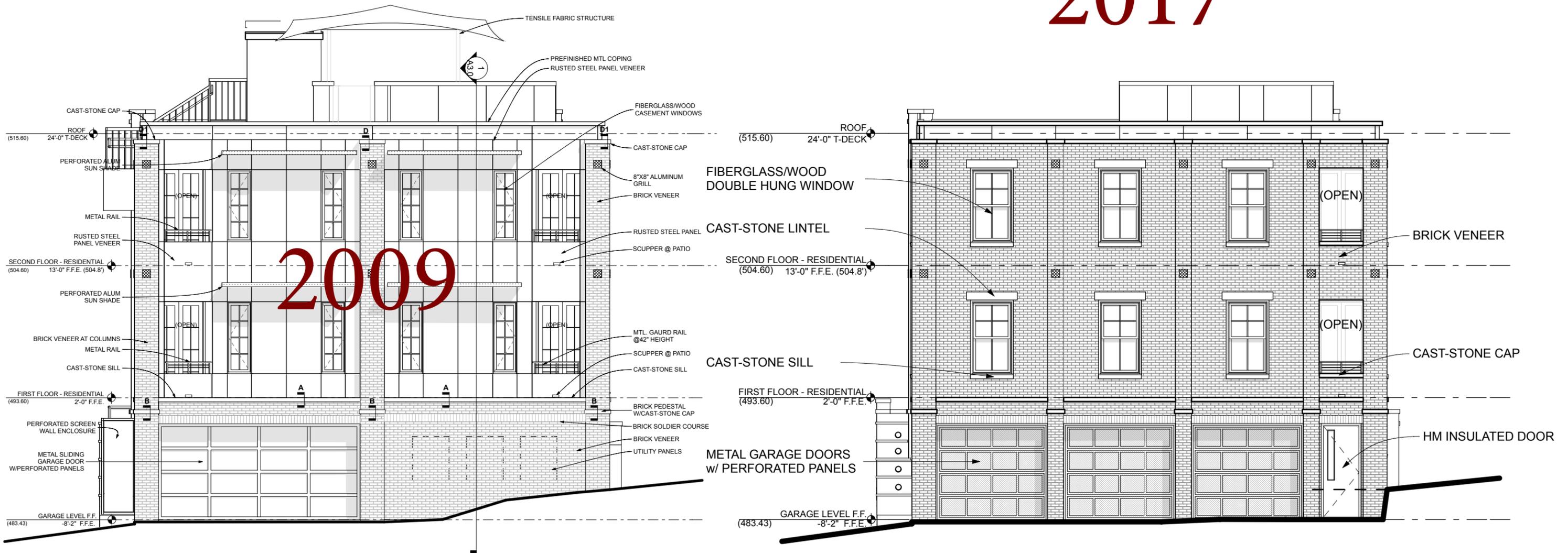
**1** PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



# ELEVATION MODIFICATIONS:

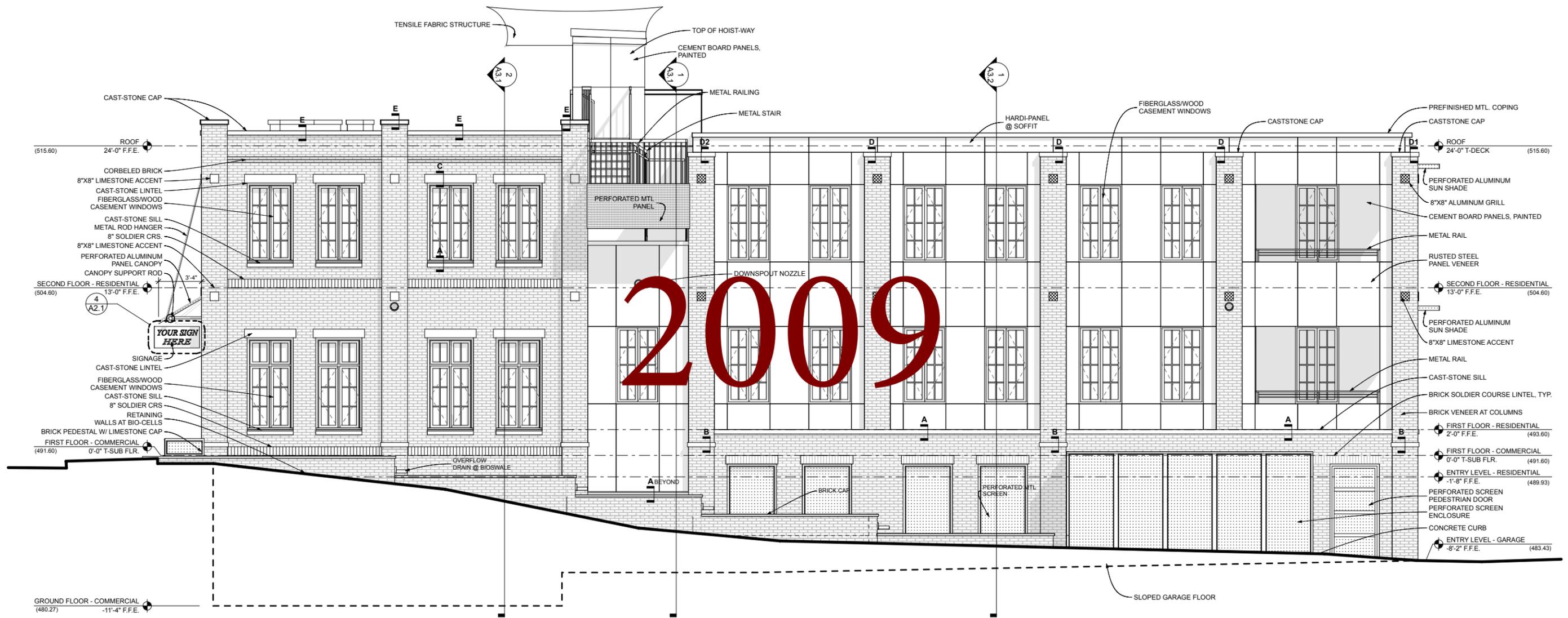
1. CHANGED RUSTED STEEL PANEL VENEER TO BRICK VENEER.
2. REPLACED SLIDING GARAGE DOOR WITH THREE OVERHEAD GARAGE DOORS.
3. ADDED PEDESTRIAN DOOR AT GARAGE.
4. REMOVED PATIOS AT SW CORNER OF BUILDING AND INFILLED WITH BRICK.
5. REMOVED ALUMINUM SUN SHADES ABOVE WINDOWS.

# 2017



**2 ORIGINAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'

**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'

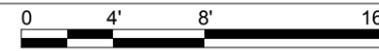


2009

1

# ORIGINAL WEST ELEVATION

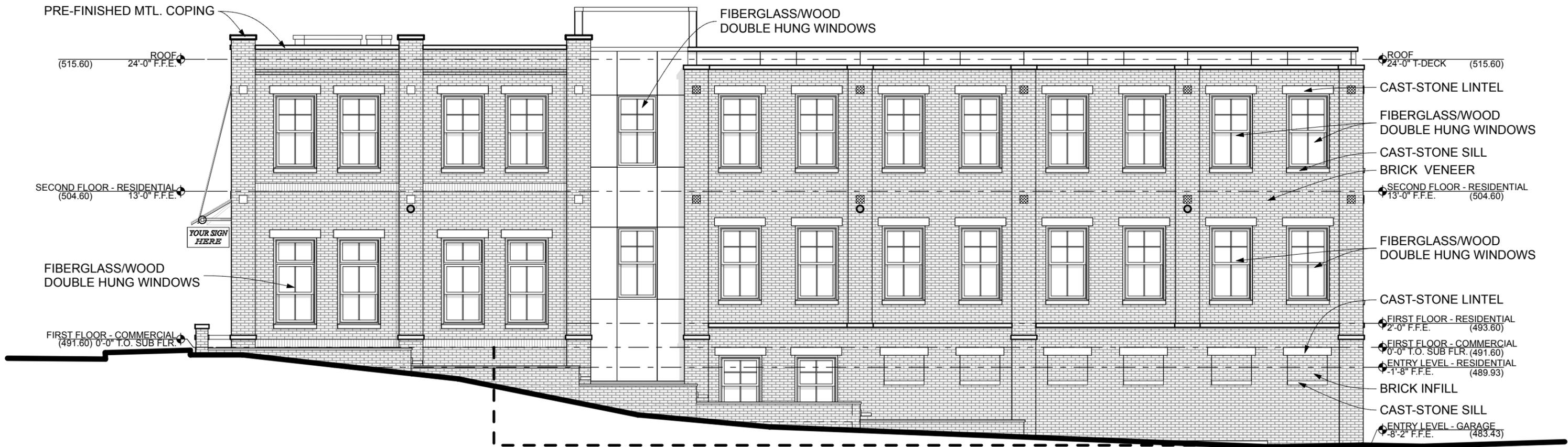
SCALE: 1/8" = 1'-0"



# ELEVATION MODIFICATIONS:

1. CHANGED RUSTED STEEL PANEL VENEER TO BRICK VENEER.
2. CHANGED OPEN AIR GARAGE PERFORATED SCREENS TO BRICK INFILL.
3. REMOVED SCREENED ENCLOSURE AND PEDESTRIAN DOOR AT GARAGE.
4. REMOVED PATIOS AT SW CORNER OF BUILDING AND INFILLED WITH BRICK AND WINDOWS.
5. REMOVED EXTERIOR ROOF ACCESS STAIR.
6. CHANGED CAST-STONE CAP TO PRE-FINISHED METAL COPING AT PARAPET.

# 2017



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## PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

