

JOHN COOPER  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

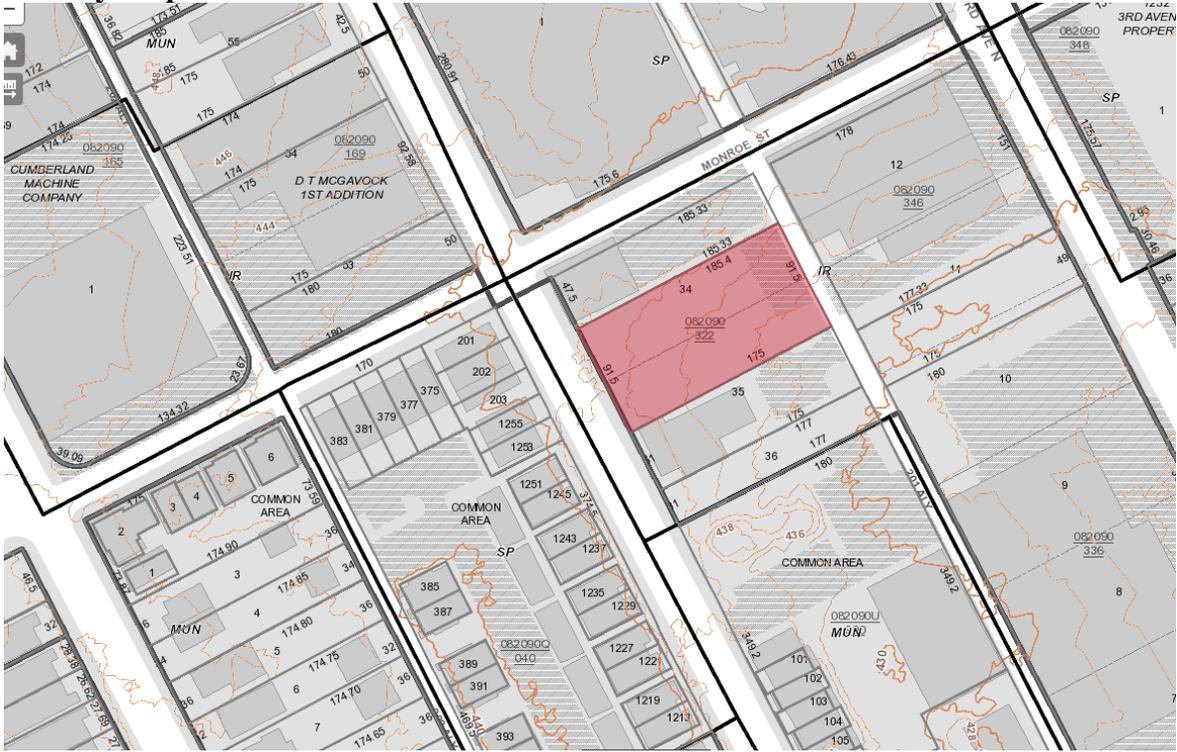
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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### STAFF RECOMMENDATION 1228 4<sup>TH</sup> Avenue North November 20, 2019

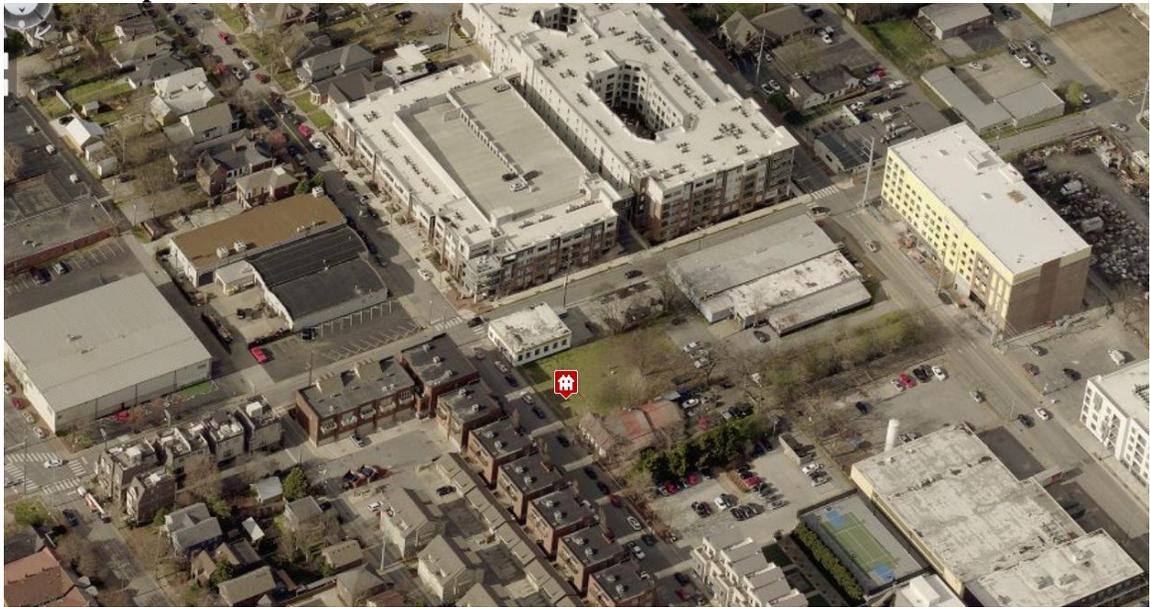
**Application:** Preliminary SP Review—Infill  
**District:** Germantown Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08209032200  
**Zoning:** IR (existing); SP (proposed)  
**Applicant:** Brian Haun, Allard Ward Architects  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is for a preliminary Specific Plan (SP) review for a townhouse development. The existing zoning is IR. The specific plan for allow for three townhouses facing 4<sup>th</sup> Avenue North and three townhouses at the alley, with a garage structure located in the middle of the site. The preliminary SP review will cover the development’s proposed site plan, orientation, setbacks, height, scale, and roof form. Details like materials, appurtenances, windows, doors, and overall design will need to be approved by MHZC if the Metro Council approves the SP.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"><li>1. The applicant return to the Commission with the final approval of the design, materials, window/door placement, and all utilities, mechanicals, and other appurtenances if the SP is approved by Metro Council;</li><li>2. The applicant provide more details on any proposed roof decks in the Commission’s final SP review; and</li><li>3. A new brick public sidewalk to match the historic brick sidewalks of Germantown be installed in front of the development.</li></ol> <p>With these conditions, staff finds that the preliminary SP review of the townhouse development meets Section III. of the design guidelines for the Germantown Historic Preservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### III. New Construction

#### **A. GENERAL PRINCIPLES**

Germantown is an eclectic district with distinct that contain different types of development. For this reason, the district is divided into “Development Zones” for site planning and “Building Types” for building design. Each project should meet the guidelines provided for “All Development Zones” and follow the more specific guidance for the “Building Type” and the “Development Zone” in which project is located.

Each “Development Zone” identifies the “Building Types” appropriate for that zone. The “Building Types” are very similar to those found in the Planning Department’s “Community Character Manual” but with additional information and guidance specific to Germantown.

Process for Planning New Construction in Germantown:

1. Determine the proposed “Building Type.”
2. Determine the “Development Zone” in which the project will be located. Check to be sure that the desired “Building Type” is appropriate in that “Development Zone.” If so,
3. Follow the guidelines for the “Building Type” in designing the building, the guidelines for the “Development Zone” when designing the site and the “General Design Guidelines” for both the design of the building and the site.

#### **B. BUILDING TYPES**

The Commission only reviews the design of buildings, sites and improvements.

Applicants should check with the Metro Codes Department to assure that the intended use is permitted.

#### **4. Townhouse (Row House) Building Type**

A Townhouse is a low-rise attached structure consisting of two or more single-family dwelling units placed side-by-side. It occupies the full frontage of its lot, and generally eliminates most side yards. Vehicular access is from the fronting street or alley and a primary pedestrian entrance for each unit is located along the primary street frontage.

- a. Small courtyards, arcades, recessed entries or other similar entry designs may be desirable to provide privacy to ground floor residents.
- b. Each ground floor unit should have a porch, stoop, or other defined principal entrance facing the street with a walkway leading to the sidewalk. Where possible, these connections between street and entrance should be direct. Where grade dictates, the stairs may be parallel to the building but should generally directly address the street.
- c. The building type may be flat with parapet or front gabled. Typical pitch ranges from 7/12 to 14/12. Mansard roofs are inappropriate.
- f. Patios, and decks are not appropriate for the front setbacks of this building type.

Building Type	# of stories, depending upon zone	Roof Forms	Development Zone
Townhouse	1-2	flat with parapet or front gabled	National Register, Werthan Complex, East, Jefferson, North

**C. DEVELOPMENT ZONES**

The district is divided into Development Zones to provide guidance on new construction that is specific to that area, particularly as relates to setback and height requirements.

- 4. East Development Zone: Properties that face Second Avenue North, Third Avenue North, and Fourth Avenue North, roughly between Monroe and Madison Streets.

**D. DESIGN GUIDELINES BY DEVELOPMENT ZONE**

4. East Development Zone

- a. Appropriate Building Types: House, Plex House, House Court, Townhouse, Corner Commercial, Low-mid-Rise Mixed Use & Commercial, Civic
- b. Setbacks
  - Commercial Building Types were typically built to the front property line/sidewalk and may extend to within 5’ of the rear property line. Generally commercial building types are not appropriate on the interior of blocks.
  - Residential building types (House, Plex House, House Court, Townhouse, and Low-mid Rise Flats) are appropriate on corner and interior lots. An appropriate front setback shall be one that is approximately half-way between the setbacks of the existing buildings to either side. If the buildings on either side are unusual for the neighborhood or are not of the same development type, such as a church or school, then the average of the existing buildings of the same building type on the block face shall be used. Rear setbacks are generally deep to allow for a rear yard and outbuilding.
  - Side setbacks should be similar to the context in order to maintain the rhythm of the street. Often this is accomplished by matching the widths of historic buildings on the block face that are on similar sized lots.
  - Wings, porches, and secondary building elements should beat similar setbacks to existing context.
  - Corner New construction should appropriately address setbacks on both streets for corner lots.
  - Patios, and decks are not appropriate for the front setbacks of residential building types.
  - Setbacks that do not meet the historic context may be appropriate for Civic Building Types.

**Summary of Development Zones.** Please refer to text for additional guidance.

Development Zone	Setback	Height	Appropriate building types
National Register	Depends on Building Type	1-2 Stories	House, Plex House, House Court, Townhouse, Corner Commercial, Low-mid-Rise Mixed Use & Commercial, Civic

**E. DESIGN GUIDELINES FOR NEW CONSTRUCTION IN ALL ZONES**

**1. General Policy**

- a. This section provides design guidelines for all new construction. Additional guidance is provided based on the Building Type proposed and the Development Zone in which the project will be located.

- b. Guidelines apply only to the exterior of new construction. Public facades shall be more carefully reviewed than non-public facades. Public facades are visible from the public right-of-way, street, alley or greenway. Non-public facades are not visible from the public right-of-way, street, alley, or greenway.
- c. Construction in the District has taken place continuously from the mid- 19th century through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture, and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place. The architectural building types of new buildings should be appropriate to the general context of the historic portions of the neighborhood but may be contemporary in design.
- d. Because new buildings should relate to an established pattern and rhythm of existing buildings as viewed along both the same and opposite sides of a street, a dominance of the pattern and rhythm should be respected and not be disrupted.
- e. 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. Setbacks

- a. Specific setbacks will depend the “Development Zone” in which the property is located, the “Building Type” proposed, and the immediate context.
- b. It is the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.
- c. *Setback Determinations. The Commission has the ability to determine the bulk standard (setbacks and height) requirements (ordinance no. 17.40.410) for each lot. When the Commission finds that a setback is less than what is required by the zoning code’s bulk standard is appropriate, it is called a “Setback Determination”.*
  - *Setback determinations may be appropriate when:*
  - *The existing setbacks of the contributing primary building does not meet bulk standards;*
  - *Original setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs; or*
  - *Shape and size of lot makes meeting bulk standards unreasonable.*

## 3. Orientation

- a. The orientation of a structure's primary facade shall be consistent with those of adjacent historic buildings or existing buildings where there is little historic context. This typically means that a primary entrance faces the street and has walkways leading from the entrance to the sidewalk.
- b. Vehicular orientation is typically an access from the alley. Porte cocheres, front-yard parking and front loading driveways are atypical of the district.
- c. The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/ private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.

#### 4. Façade Articulation

- a. New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials, particularly on public facades.
- b. For multi-story buildings, the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged. Some appropriate techniques for building articulation include but are not limited to:
  - Modulating the façade by stepping back or extending forward a portion of the façade. Articulating a building's façade vertically and/or horizontally in intervals are informed by existing patterns or structures within the Germantown is encouraged;
  - Pilasters, recesses and or projections;
  - Repeating window patterns at an interval that equals the articulation interval; and/or
  - Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval and changing materials with a change in building plane. Changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone are generally not sufficient to meet the intent of this guideline.

#### 5. Materials

- a. The relationship and use of materials, texture, details and material color of a new buildings shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.
- b. The MHZC does not review paint color on wood. The MHZC reviews the inherent color of new materials, such as masonry and metal. Generally, painting masonry materials is inappropriate for existing and new construction.
- c. The color of masonry should be similar to historic colors of the same or similar materials. Traditional brick colors range from red-oranges to dark red. The use of “antique” reproduction or multi-colored brick is not permitted.
- d. Materials not listed in section e and f may be appropriate, if they possess characteristics similar in scale, design, finish, texture, durability, workability and detailing to historic materials and meet The Secretary of the Interior's Standards.
- e. Foundation Materials:
  - Appropriate materials: brick, limestone, pre-cast stone if of a compatible color and texture to existing historic stone clad structures in the district, split-face concrete block, parge-coated concrete block
  - Inappropriate materials: dry-stack stone and “rubble stone” veneers
  - Intervening spaces of pier foundations may be filled with an open lattice work.
  - Slab-on-grade foundations may be appropriate for commercial building types but they are generally not appropriate for residential building types.
- f. Facade Materials:
  - All facades shall be at least 80% brick. Appropriate accent materials include stucco, fiber-cement or metal panels, fiber-cement, milled and painted wood, or metal horizontal siding. A greater percentage of accent materials may be used on facades that are not visible from a public right-of-way. A greater percentage of accent materials may be appropriate to create a more varied and appropriately neighborhood scaled building façade and massing with the Werthan and Rosa Parks Development zone.

- Lap and horizontal siding should have reveals that do not exceed 5”.
  - Inappropriate materials: T-1-11- type building panels, "permastone", E.F.I.S., vinyl, aluminum, rustic and/or unpainted wood siding, stud wall lumber, embossed wood grain materials. Stone, board-and-batten and half-timbering are uncommon cladding materials in Germantown and are generally not appropriate.
  - Texture and tooling of mortar on new construction should be similar to historic examples.
  - Four inch (4”) nominal corner boards are required at the face of each exposed corner for non-masonry walls.
  - 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 wall materials are used, it is most appropriate to have such changes occur at floor lines.
- g. Accent and Trim Materials:
- Appropriate materials: wood or fiber cement
  - Shingle siding is appropriate as an accent material and should exhibit a straight-line course pattern or a fish scale pattern and exhibit a maximum exposure of seven inches (7”).
  - Wood trim and accents were typically painted and milled. Rustic timbers and unpainted wood is generally inappropriate.
  - Composite materials may be appropriate for trim if they match the visual and durability characteristics of wood.
  - Stucco/parge coating may be appropriate cladding for a new chimney or a foundation.
- h. Roofs and Chimneys Materials:
- Appropriate roof materials: Asphalt shingle and standing seam metal Generally, asphalt shingle 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 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.
  - Rolled roofing material, such as EPDM, is appropriate for low-sloped roof planes that are not visible from the right-of-way.
  - Appropriate chimney materials: masonry or stucco.
  - Inappropriate chimney materials: clapboard/lap siding.
- i. Door & Window Materials:
- Front doors shall be painted or stained wood or painted metal and be at least half-glass.
  - Tinted, reflective, or colored glass are generally inappropriate for windows or doors.
  - For new commercial structures a significant portion of the street level façade (i.e., doors and windows) shall be transparent to provide visual interest and pedestrian access.
  - Windows on residential buildings or upper level facades of commercial/mixed-use buildings may be fixed, casement, single or double hung window sashes. Single-light (also known as 1/1) window 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. The use of brick molding on non-masonry buildings is inappropriate.
  - Door openings should be recessed (2” minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- j. Walkways, Sidewalks & Curbing Materials:

- For the purpose of these design guidelines, “sidewalks” are those that parallel the street in the public realm and “walkways” are typically on private property and lead from the sidewalk to a principal entrance.
  - Materials for new appurtenances should be in keeping with the look, feel and workability of existing historic materials.
  - New sidewalks shall be brick, with the exception of sidewalks on Rosa L. Parks Blvd and Jefferson Street, which may be brick or concrete.
  - Brick, concreted, concrete pavers, stone and stepping stones are appropriate walkway materials.
  - Planting strips are not appropriate in the interior of the district but may be appropriate on Rosa L. Parks Blvd.
- k. Front Yard Fencing and Walls:
- Front yard fences can be up to 4’ in height and shall generally have an open design.
  - Appropriate materials: wood picket, metal fencing of simple design. Stone is an appropriate material for retaining walls. New stone should match existing historic retaining walls with characteristics similar in scale, design, finish, texture, durability, and detailing.
  - Inappropriate materials: chain link or wrought iron fences are generally not appropriate for front or visible side yards. Salvaged metal fencing and dry stack masonry are not appropriate for new construction.
- l. Rear Yard Fencing and Walls:
- A rear yard is considered to be any location beyond the mid-point on the side facades of a building and surrounding the rear yard.
- Appropriate materials: wood planks, iron, and masonry and mortar may be appropriate along rear property lines. Stone with mortar and concrete are appropriate materials for retaining walls. New stone should match existing historic retaining walls with characteristics similar in scale, design, finish, texture, durability, and detailing.
  - Inappropriate materials: Dry-stack masonry
  - Privacy fences in rear yards can be up to 6’ in height and solid in design.

## 6. Rhythm Of Solids-To-Voids & Proportions Of Openings

- a. Large expanses of featureless wall surface are not appropriate. *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.*
- b. The relationship of width to height of doors and windows and the rhythm of solids (walls) to voids (windows and doors) should be compatible with surrounding buildings.
- c. Exterior doors often have transoms, giving them a tall, narrow proportions.
- d. 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.
- e. Double-hung windows should exhibit a height to width ratio of at least 2:1.
- f. 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.
- g. On corner commercial buildings, glazing shall address both streets.

## 7. Primary Entrances

- a. Within the district, front porches, stoops and hoods, and recessed entries are common on residential and commercial buildings.
- b. Primary entrances shall be in locations similar to those used historically for primary entrances.
- c. New construction (specifically residential) shall provide an entry that utilizes elements of a porch or recessed entry to create a transition from the outside (public domain) to the inside (private domain).

- c. Entrances to commercial buildings should be recessed.

## **8. Roof**

- a. The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. See Building Type descriptions.
- b. Roof-top equipment, skylights, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. Typically screening does not meet the requirement for “minimal visibility” as it often alters the look and perceived height of a building. Generally, rooftop equipment should be placed behind the mid-point of the building. (For solar panels, please see “utilities.”)

## **9. Rooftop Decks**

- a. Rooftop decks (flooring, railing and access structure) shall not be added to historic buildings.
- b. Rooftop decks are not appropriate on new construction within the National Register Development Zones but may be appropriate in other Development Zones.
- c. Rooftop decks are not appropriate for single-story new-construction.
- d. Where Rooftop decks are appropriate:
  - They should not cantilever or project from the building.
  - The lighting of roof decks should point inward and downward and not be located more than 42” above the deck. The access structure shall not be illuminated, other than safety lighting near the entrance.
  - No rooftop deck may be raised more than two feet (2') above the plane that is midway between the lowest and the highest points of the roof surface supporting the rooftop deck.
  - A rooftop deck should sit back from the front wall of the building by at least 8' for a flat roof and 6' behind the ridgeline for a gabled roof or mansard roof. It should sit back a minimum of 5' from the side street-facing wall in the case of corner buildings.
- h. Mechanicals or other elements shall not be located on top of a rooftop access structure.
- i. Roof decks shall not have outside A/V equipment (for instance televisions and speakers but not including small security cameras), flags, signage, permanently installed structures such as pergolas, other than the access structure, or permanently installed furniture and appurtenances.
- j. Access structures may only serve to enclose a single-door access, stair or elevator. Access structures should have flat or slight slope roofs and not exceed 9' in height. The 9' may be in addition to the maximum height allowed based on context, if the rooftop access structure is positioned in a minimally visible location.

## **10. Utilities / Mechanical**

- a. 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.
- b. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and screened when visible from the street.
- c. Solar panels should be located on the back of pitched roofs or on outbuildings, where possible. They should be installed to be flush with the roof pitch unless hidden behind a parapet wall, in which cases; they should not protrude above the parapet wall.

- d. Satellite dishes shall be located beyond the midpoint of the building. In the case of corner lots, a satellite dish should be located on the interior side, beyond the midpoint.
- e. Modern rooftop elements such as mechanical units, ducts, antenna, and vents should not be readily visible from the public right-of-way.
- f. Security cameras should be installed in the least obtrusive location possible. Select camera models that are as small in scale as possible.

### **11. Sidewalks & Walkways**

*For the purpose of these design guidelines, “sidewalks” are those that parallel the street in the public realm and “walkways” are typically on private property and lead from the sidewalk to a principal entrance. (Please also see “materials.”)*

- a. Curb cuts on public streets are generally not appropriate. 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.
- b. Original sidewalks and walkways, including details such as original retaining walls, stone and concrete edgings, and brick sidewalks, etc., shall be preserved in their original state as closely as possible. Special care shall be taken to preserve existing trees and significant landscape elements.
- c. Where historic sidewalks are no longer in existence, new sidewalks should be of brick in the dominant pattern closest to the development. A typical pattern for the neighborhood is a herringbone pattern or running bond.
- d. Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and type of material.

### **12. Exterior Lighting**

*See “Rooftop Decks” for lighting guidance regarding rooftop decks.*

- a. Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.
- b. Lighting shall not spill onto adjacent structures, or properties.
- c. Permanently installed lighting may be used to highlight architectural features and to illuminate walkways, parking, and signage and should be a daylight color.
  - Lighting to illuminate walkways and parking should be ground-mounted with the light directed toward the ground, rather than be pole mounted.
  - Building lighting should be directed toward the façade instead of outward. Architectural features may be illuminated through uplights. It is inappropriate to wash an entire building or façade with light.
  - Ground mounted spotlights shall be screened from public view.
  - Dark metals or a color that matches the wall the light is installed on are appropriate materials for light fixtures.
  - Inappropriate types of lighting including: flashing, chasing or moving lights, neon lighting, multi-colored lighting.
  - Rope and string lighting is only appropriate in ground-floor locations where neither the fixture nor the illumination is visible from a public right-of-way or where it is located beneath ground-floor awnings or canopies.
  - See section for “signage” for illuminating of signage.

### **17. Appurtenances**

Appurtenances include, but are not limited to, features such as curbs, steps, pavement, gravel, fountains, pergolas, pools and ponds, street furniture, bike racks, outdoor fireplaces/pits, vending, public art and mailboxes.

- a. Appurtenances and other work planned 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.
- b. Appurtenances related to new buildings, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located. They should not contrast greatly with the style of associated buildings in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.
- c. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate. Screened group mailboxes (cluster mailboxes) are appropriate for the House Court Building Type. For denser Building Types, such mailboxes should be located inside a building's common area.
- d. Permanently installed front-yard fixtures such as fountains, ponds, or waterfalls are atypical for the district and not appropriate for new construction. They may be appropriate as new construction in front of historic buildings if there is documentary, physical, or pictorial evidence showing a similar original feature.
- e. An appropriate location for flags is attached to the front of a building, on a porch or near a front entrance. Front yard, free-standing flag poles are atypical, except in front of Civic Building types.
- f. 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.
- g. Structures such as gazebos and pergolas that are appropriately sized to the scale of the principle building should generally be located in rear or side yards.
- h. Historic curbing, edging, brick sidewalks and stone retaining walls should be retained.
- i. Vending/ATMs should be located inside. In instances where outside locations are necessary, they are only appropriate for new construction and should only be located on buildings directly associated with the use of the vending. For instance, an ATM is only appropriate on a bank building. Where such is appropriate, they should not be located on primary facades and should be pedestrian oriented rather than vehicular oriented.
- j. Foundation/basement access doors shall be located on the side or rear of the building.
- k. 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 dumpsters and trash containers is in the rear yard or alley and screened from public view.

**Background:** 1228 4<sup>th</sup> Avenue North is a vacant lot in the East Development Zone of the Germantown Historic Preservation Zoning Overlay (Figure 1). The lot is approximately ninety feet wide and one hundred and eighty feet deep (90' X 180').



Figure 1. 1228 4<sup>th</sup> Avenue North

**Analysis and Findings:** Application is for a preliminary Specific Plan (SP) review for a townhouse development. The existing zoning is IR. The specific plan request is for three townhouses facing 4<sup>th</sup> Avenue North and three townhouses at the alley, with a garage structure located in the middle of the site. The preliminary SP review will cover the development's proposed site plan, orientation, setbacks, height, scale, and roof form. Details like materials, appurtenances, windows, doors, and overall design will be reviewed by the MHZC if Metro Council approves the SP.

**Building Type:** The applicant is proposing a two-story townhouse development, which the design guidelines state is appropriate within the East Development zone of the historic overlay and is supported by the immediate context. There will be three townhouses facing 4<sup>th</sup> Avenue North, three townhouses at the alley, and a structure containing three detached, one-story garages in between the townhouses.

Staff finds that the infill meets Section III.B of the design guidelines.

**Height and Scale:** The townhouses along 4<sup>th</sup> Avenue North will be two-stories with a maximum ridge height of thirty-five feet (35') at the front from grade. The eave height will be approximately twenty-one feet, six inches (21'6") above the grade. The structure will be seventy-five feet (75') wide along 4<sup>th</sup> Avenue North and approximately forty-eight feet (48') deep. The height and number of stories meets the maximum allowed by the design guidelines and is similar or less than the immediate context which includes a one-story historic building to the right. This area of low historic context also includes three-story townhomes directly across the street and one lot down at the corner of Monroe St and 4<sup>th</sup> Ave N.

The townhouses at the rear will have the same ridge and eave heights as the 4<sup>th</sup> Avenue North townhouses. However, their footprint will be slightly smaller; they will be sixty-six feet wide (66') in total and approximately forty-four feet, two inches (44'2") deep. Although rear buildings should generally be subordinate to the primary street-facing buildings, this is an area of low historic-context where dense developments have been found to be appropriate. Staff finds that the two-story townhouses along 4<sup>th</sup> Avenue North and along the alley meet the design guidelines.

The garage structure in the middle of the townhouses will be one story, with a maximum height of nineteen feet, eight inches (19'8") from grade. It will be twenty-two feet deep and seventy-five feet wide (22' X 75'). Staff finds that this height and scale meet the design guidelines.

Staff finds that the proposed height and scale of the townhouses and garage structure meet Section III.D.1.c of the design guidelines.

Setbacks: The townhouses along 4<sup>th</sup> Avenue North will be set back approximately five to six feet (5'-6') from the front property line. Staff finds the proposed front setback to be appropriate. The commercial structure to the left/north of the site is not set back from the front property line and sits on the front property line. The historic residential structure to the right/south is located nine feet (9') back from the front property line. This townhouse development's setback will provide a transition between the two adjacent properties.

The front townhouses will be eleven feet, six inches (11'6") from the left/north side property line and five feet (5') from the right/south side property line. (There is no side setback requirement for property zoned IR.) The garage structure in the middle of the site will have the same side setbacks as the 4<sup>th</sup> Avenue North townhouses. The front townhouses and the detached garage structure will be separated by a minimum of eleven feet, six inches (11'6") of space.

The rear townhouses will be located five feet (5') from the rear property line. For properties zoned IR, the rear setback is twenty-feet (20'). The process for establishing the setbacks is through the SP rezoning rather than a "setback determination." The buildings will be shifted to the left/north side of the lot so that they are five feet (5') from the left/north property line and twenty feet, five inches (20'5") from the right/south side property line. This will allow for a vehicular access to the site from the alley. Staff finds that the proposed setback meets Sections III.D.1.b and III.E.2. of the design guidelines.

Orientation & Primary Entrances: The three townhouses facing 4<sup>th</sup> Avenue North are oriented towards 4<sup>th</sup> Avenue North, with entry stoops linking to 4<sup>th</sup> Avenue North with walkways. The rear alley townhouses will have pedestrian access to 4<sup>th</sup> Avenue North via a walkway on the left/north side of the lot. The primary entrance for these rear units will be in the interior of the lot. Vehicular access for all the townhouses will be via the

alley. The 4<sup>th</sup> Avenue North townhouses will have parking in the detached garage structure, accessed via a driveway from the alley. The alley townhouses will have attached garages, with garage doors facing the alley.

Staff finds that the orientation and primary entrances of the proposed development meet Sections III.E.3. and III.E.7. of the design guidelines.

Roof Form: The townhouses that face 4<sup>th</sup> Avenue North will have a double side gable roof form with a 10/12 slope. The front of the townhouses will have a gabled two-story bay that projects two feet (2') from the line of the building. The rear of the townhouses will have shed dormers that are inset two feet (2') from the wall below. Staff finds this roof form to be appropriate.

The middle garage building will have a roof form that is partially gabled and partially flat. The design guidelines state that rooftop decks may be appropriate in the East Development zone of Germantown. Staff recommends that the applicant return to the Commission with the details of any rooftop deck to ensure that it meets Section III.E.9. of the design guidelines.

The rear townhouses at the alley will have similar roof forms to those townhouses along 4<sup>th</sup> Avenue North, with the exception that the projecting gable bays on the alley elevation that do not extend all the way to the ground.

Staff finds that the proposed roof forms are common in the historic district and meet Section III.E.8. of the design guidelines.

Materials, Façade Articulation, Rhythm of Solids to Voids and Proportions of Openings, Utilities/Mechanicals, and All Appurtenances: In this preliminary SP review, MHZC is reviewing the overall massing and site plan of the proposed development before it is considered by the Metro Planning Commission and Metro Council. Details like materials, window and door placements, and all appurtenances/utilities are not fully developed at this time. Staff therefore recommends that the Commission make a condition of approval be that the applicant return to the Commission with the final approval of the design, materials, window/door placement, and all utilities, mechanicals, and other appurtenances, if the SP is approved by Council.

Sidewalks and Walkways: No curb cuts will be added along 4<sup>th</sup> Avenue North. The townhouses facing 4<sup>th</sup> Avenue North will be connected to the sidewalk with individual walkways. The townhouses at the alley will be accessed via a walkway to the left/north end of the property. The existing sidewalk is concrete. Staff recommends that the applicant install a brick sidewalk to match the historic brick sidewalks of Germantown.

With the condition that the applicant install a new brick public sidewalk, staff finds that the development will meet Section III.E.11. of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The applicant return to the Commission with the final approval of the design, materials, window/door placement, and all utilities, mechanicals, and other appurtenances if the SP is approved by Metro Council;
2. The applicant provide more details on any proposed roof decks in the Commission's final SP review; and
3. A new brick public sidewalk to match the historic brick sidewalks of Germantown be installed in front of the development.

With these conditions, staff finds that the preliminary SP review of the townhouse development meets Section III. of the design guidelines for the Germantown Historic Preservation Zoning Overlay.

**ATTACHMENT A: PHOTOGRAPHS of Context**



Properties immediately to the right/south of the development.



Property immediately to the right/south of the development.



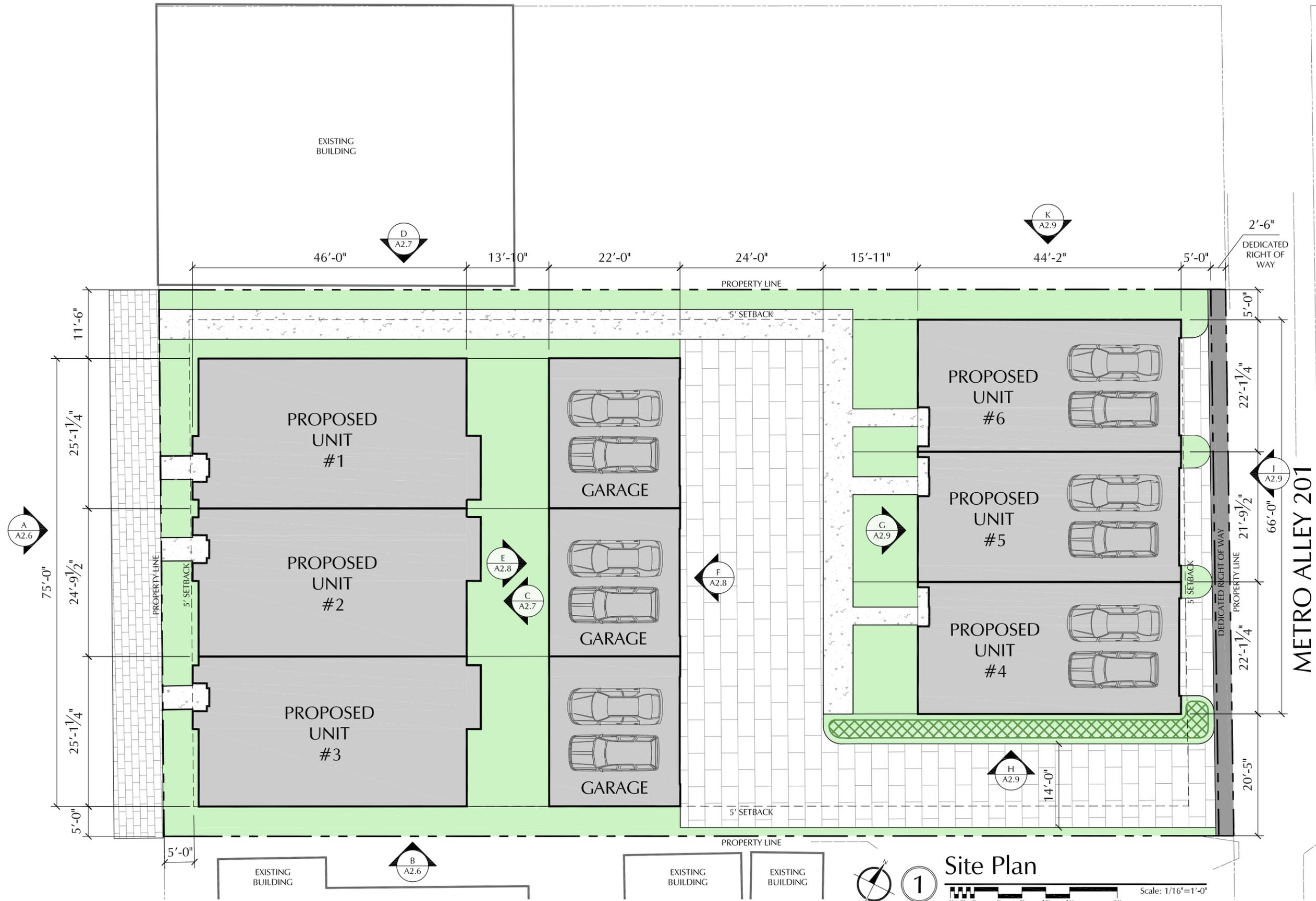
Residential complex to the north of the site.



Townhouse development immediately across the street from the site.

MONROE STREET

4TH AVENUE NORTH



Preliminary SP Plan  
 A New Development at:  
**4th and Monroe**  
 1228 4th Ave N.  
 Nashville, Tennessee 37208

**ALLARD WARD ARCHITECTS**  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 Site Plan  
 Date:  
 11.04.19

**A0.1**



**Conceptual Elevation Along 4th Avenue N.**  
 Preliminary SP Plan for: 1228 4th Avenue North

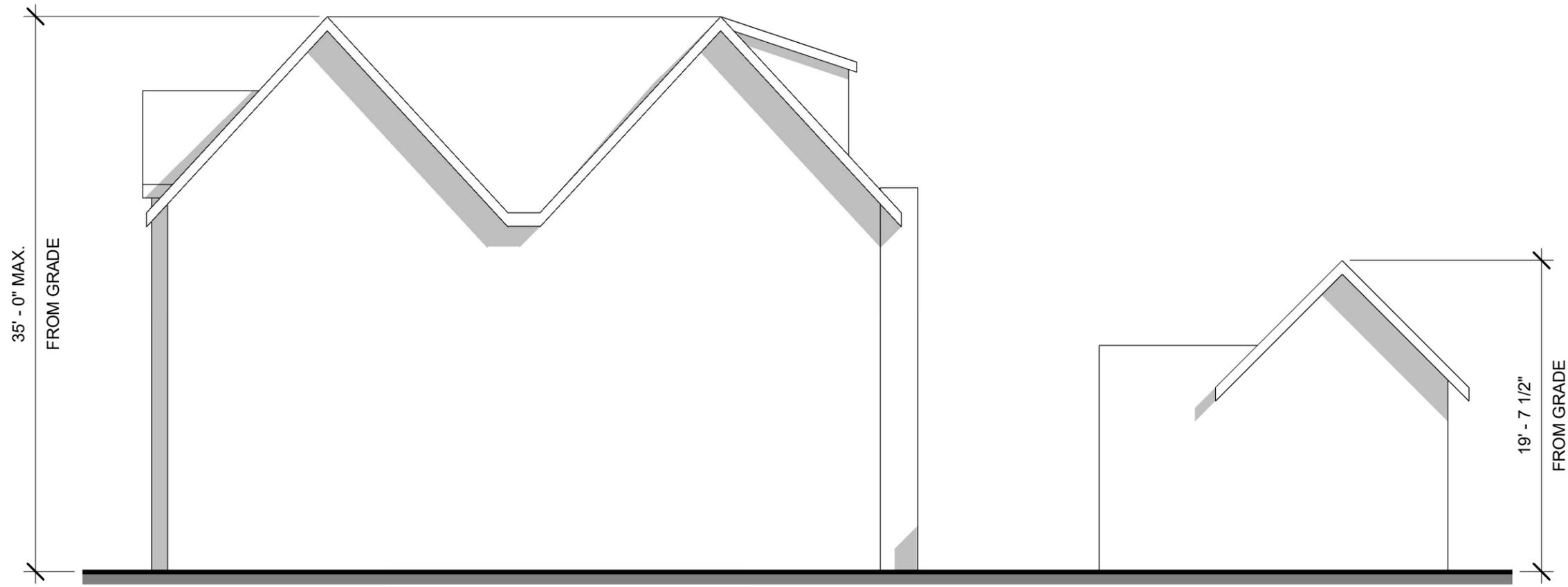
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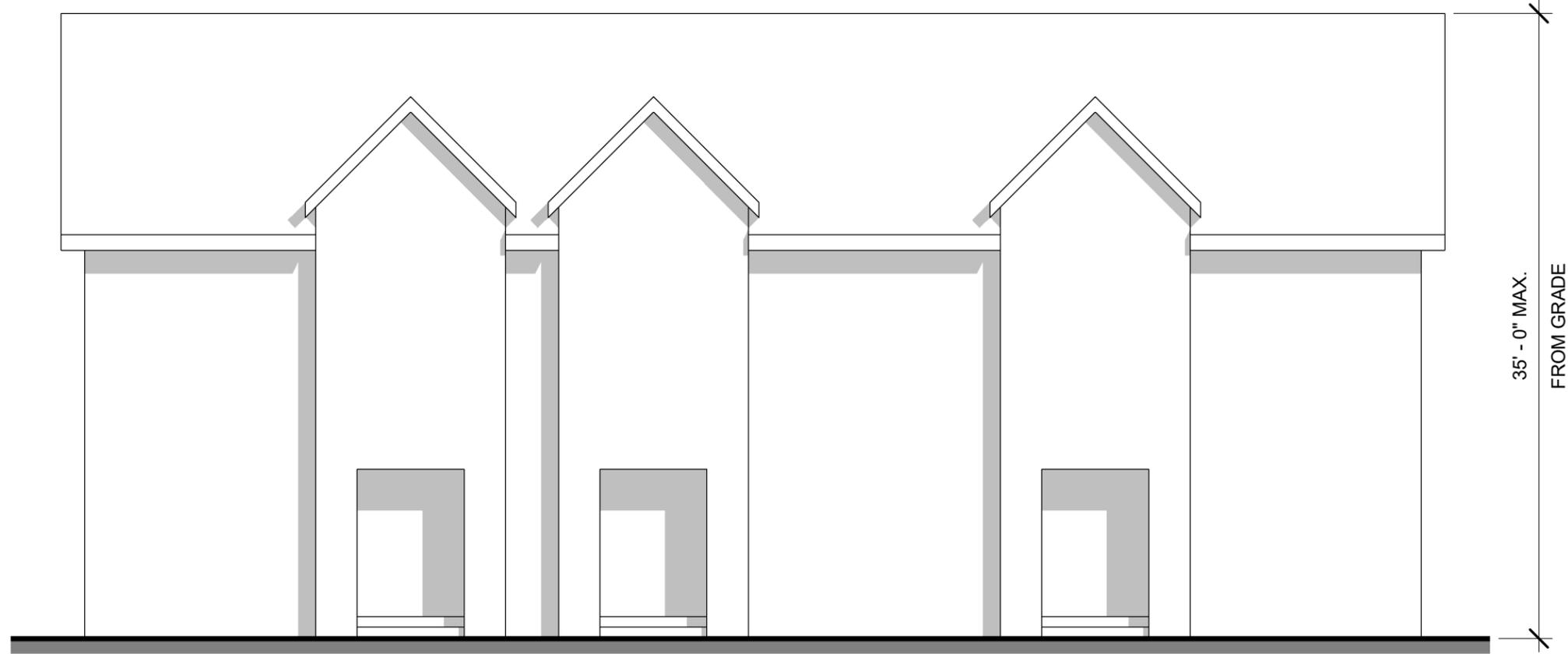
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**A2.0**



Ⓑ Front Units: South Elevation  
1/8" = 1'-0"



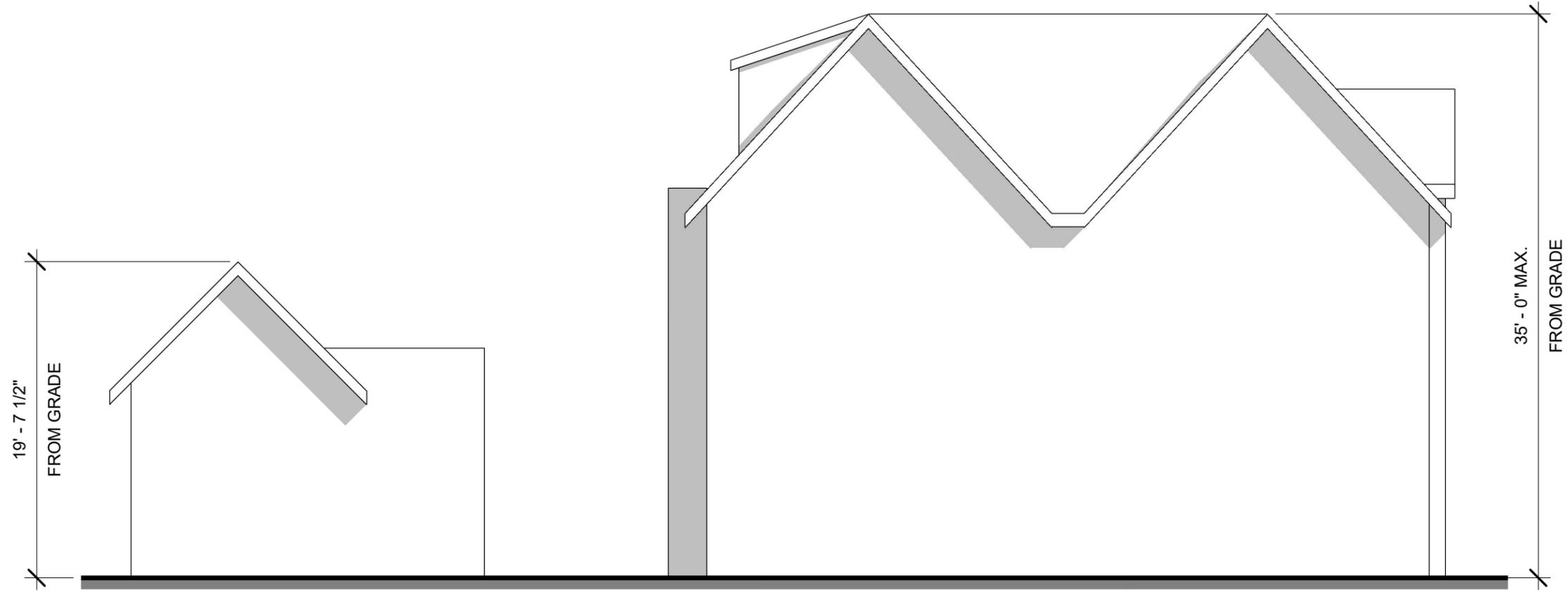
Ⓐ Front Units: West Elevation  
1/8" = 1'-0"

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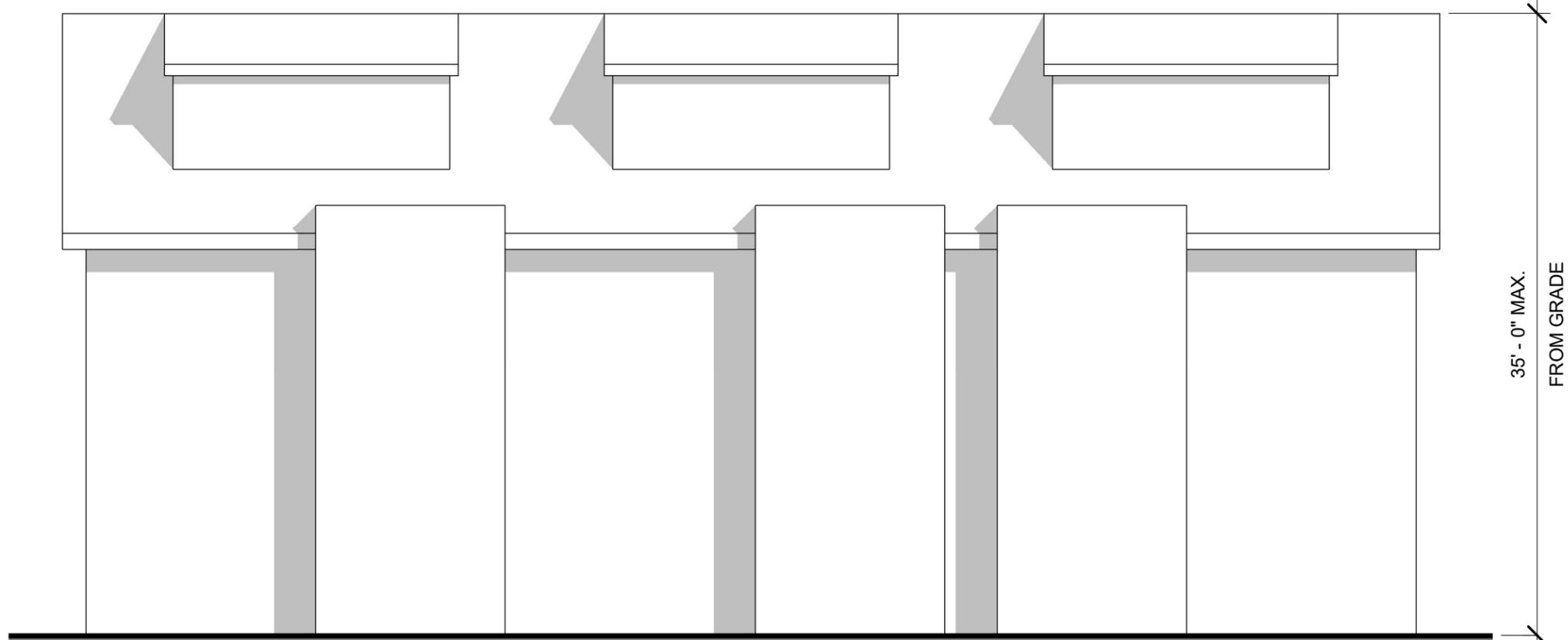
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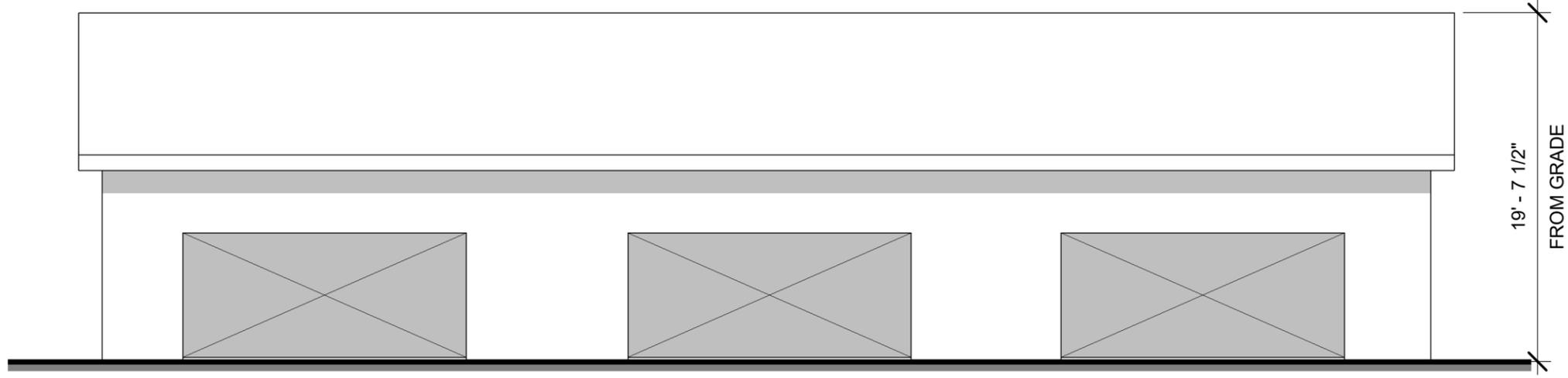
**A2.6**



D Front Units: North Elevation  
 1/8" = 1'-0"



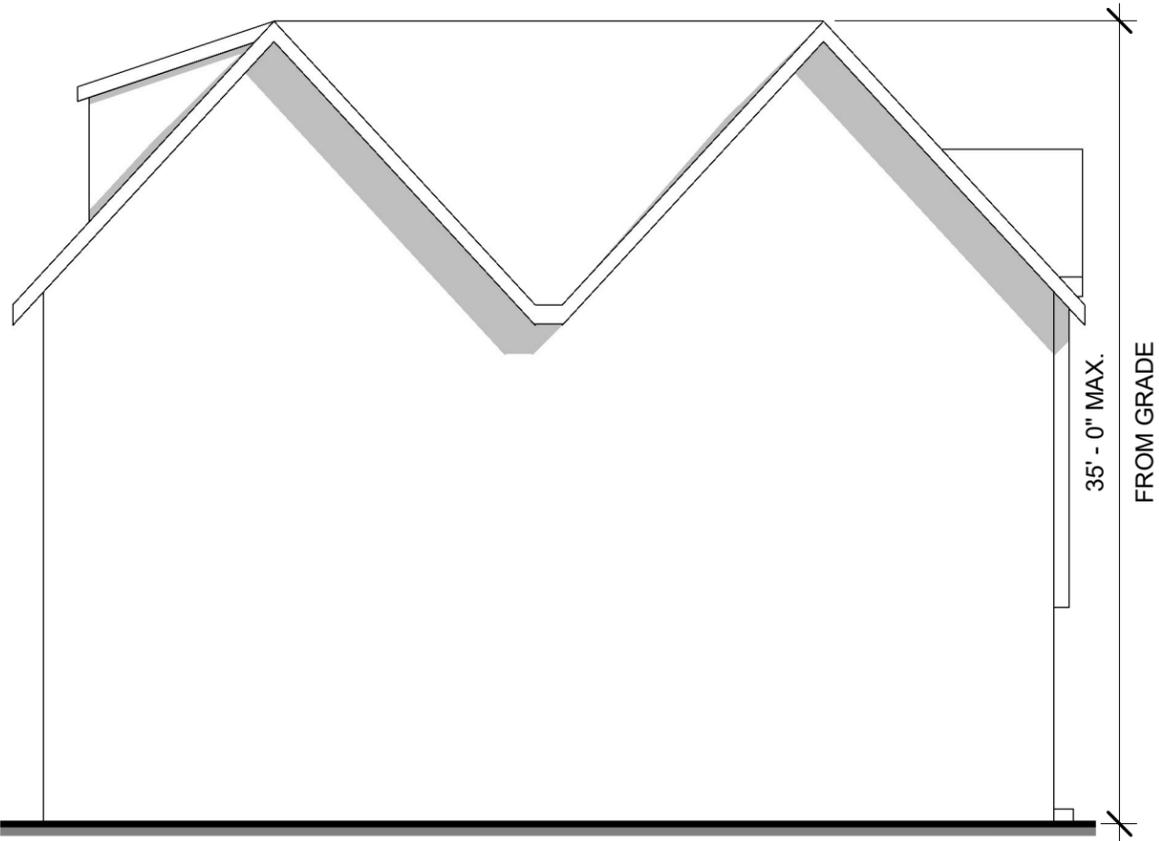
C Front Units: East Elevation  
 1/8" = 1'-0"



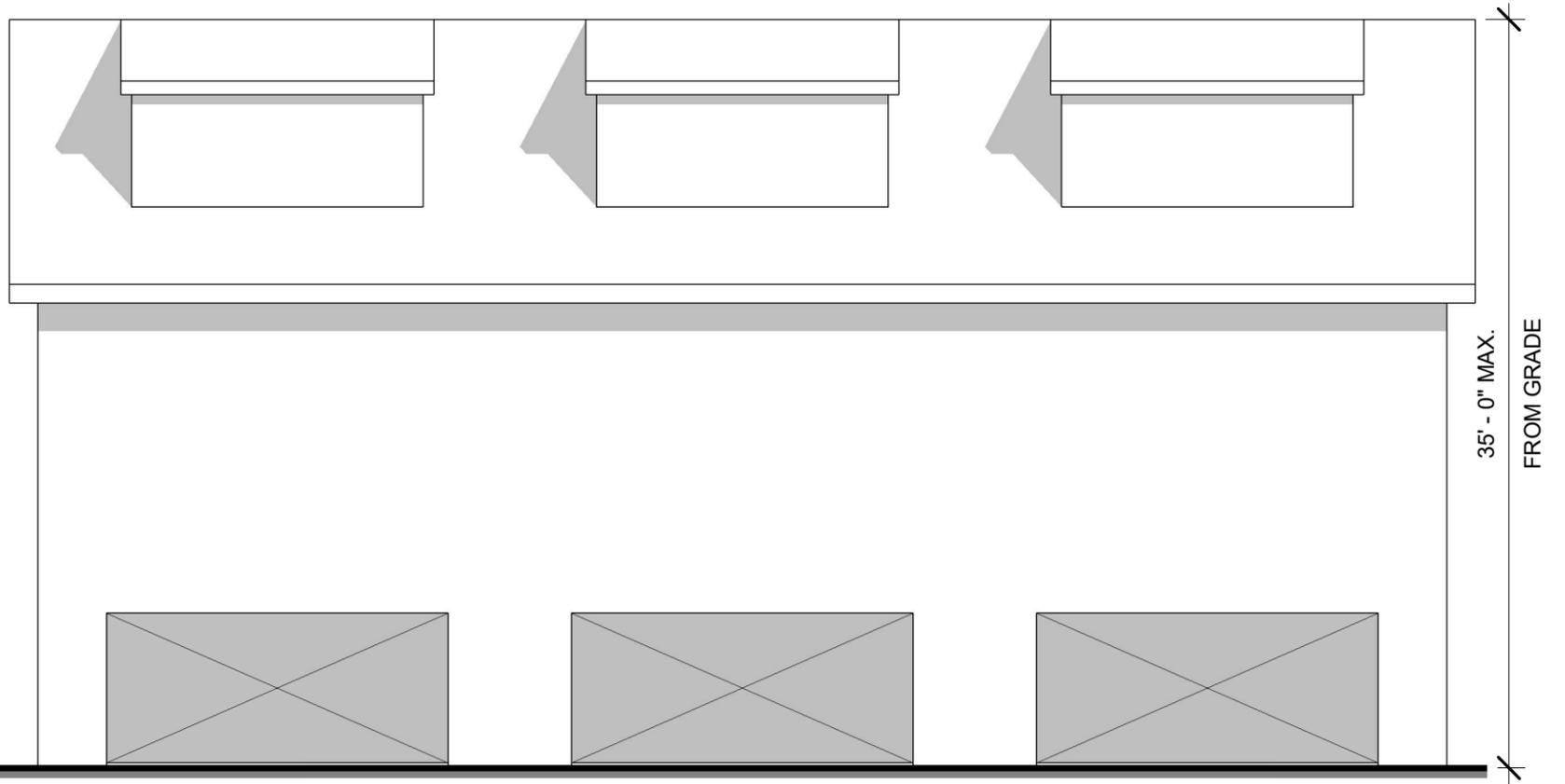
**F** Front Unit Garages: East Elevation  
 1/8" = 1'-0"



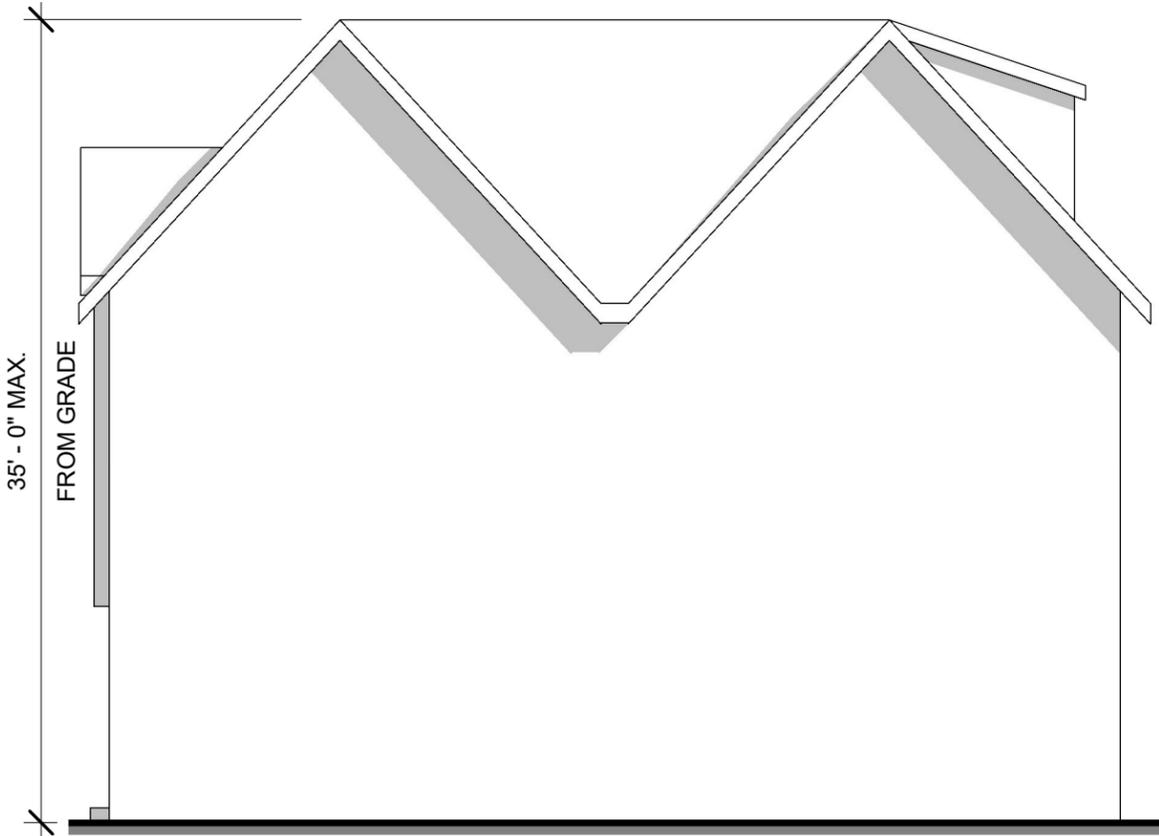
**E** Front Unit Garages: West Elevation  
 1/8" = 1'-0"



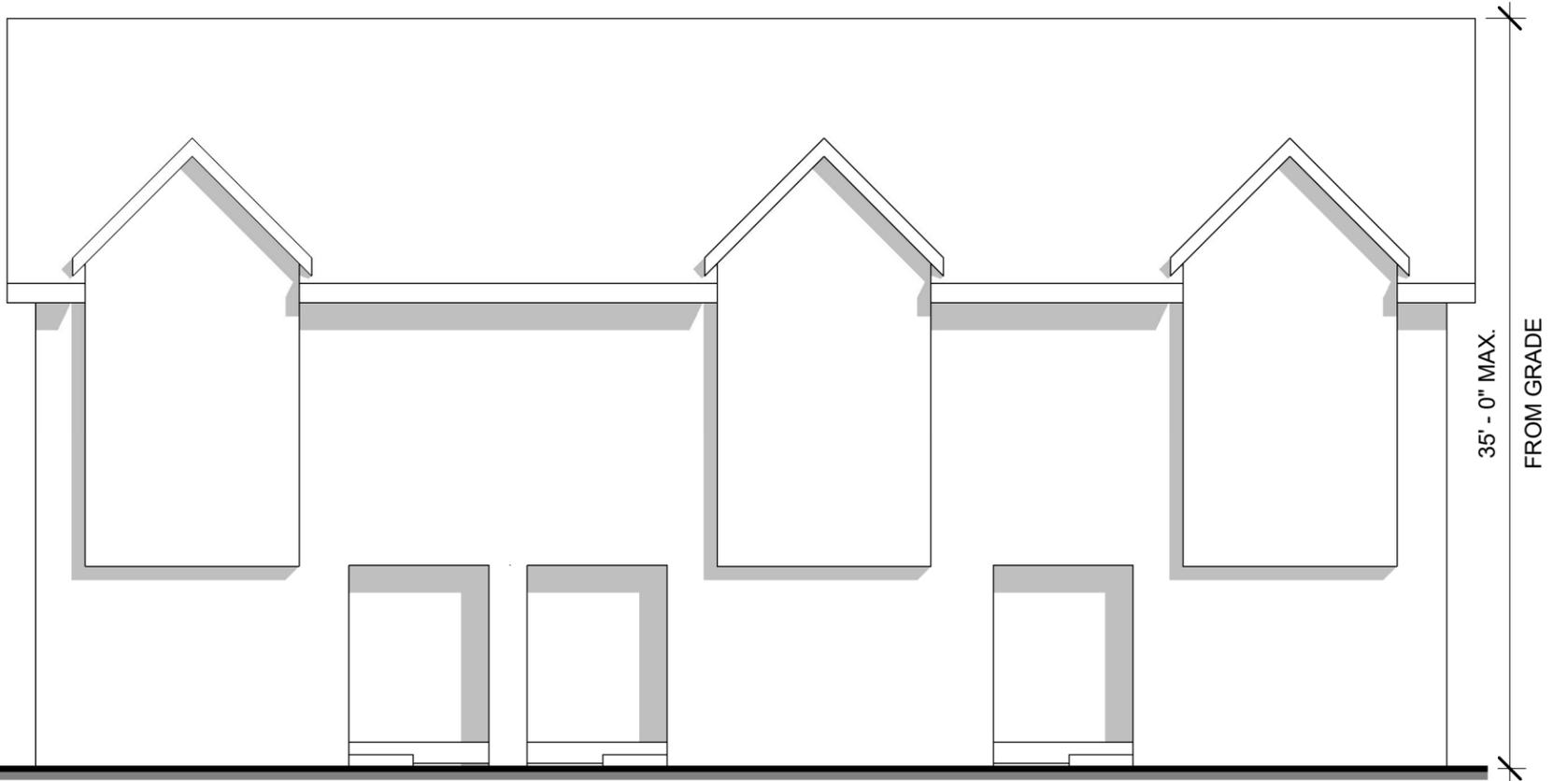
**K** Rear Units: North Elevation  
1/8" = 1'-0"



**J** Rear Units: East Elevation  
1/8" = 1'-0"



**H** Rear Units: South Elevation  
1/8" = 1'-0"



**G** Rear Units: West Elevations  
1/8" = 1'-0"

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A New Development at:  
**4th and Monroe**  
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**A2.9**



View from Monroe Street, Looking East  
 Preliminary SP Plan for: 1228 4th Avenue North

**A2.1**

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View from 4th Avenue, Looking North  
 Preliminary SP Plan for: 1228 4th Avenue North

Preliminary SP Plan  
 A New Development at:  
**4th and Monroe**  
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**A2.2**



View from Adjacent Property, Looking East  
 Preliminary SP Plan for: 1228 4th Avenue North



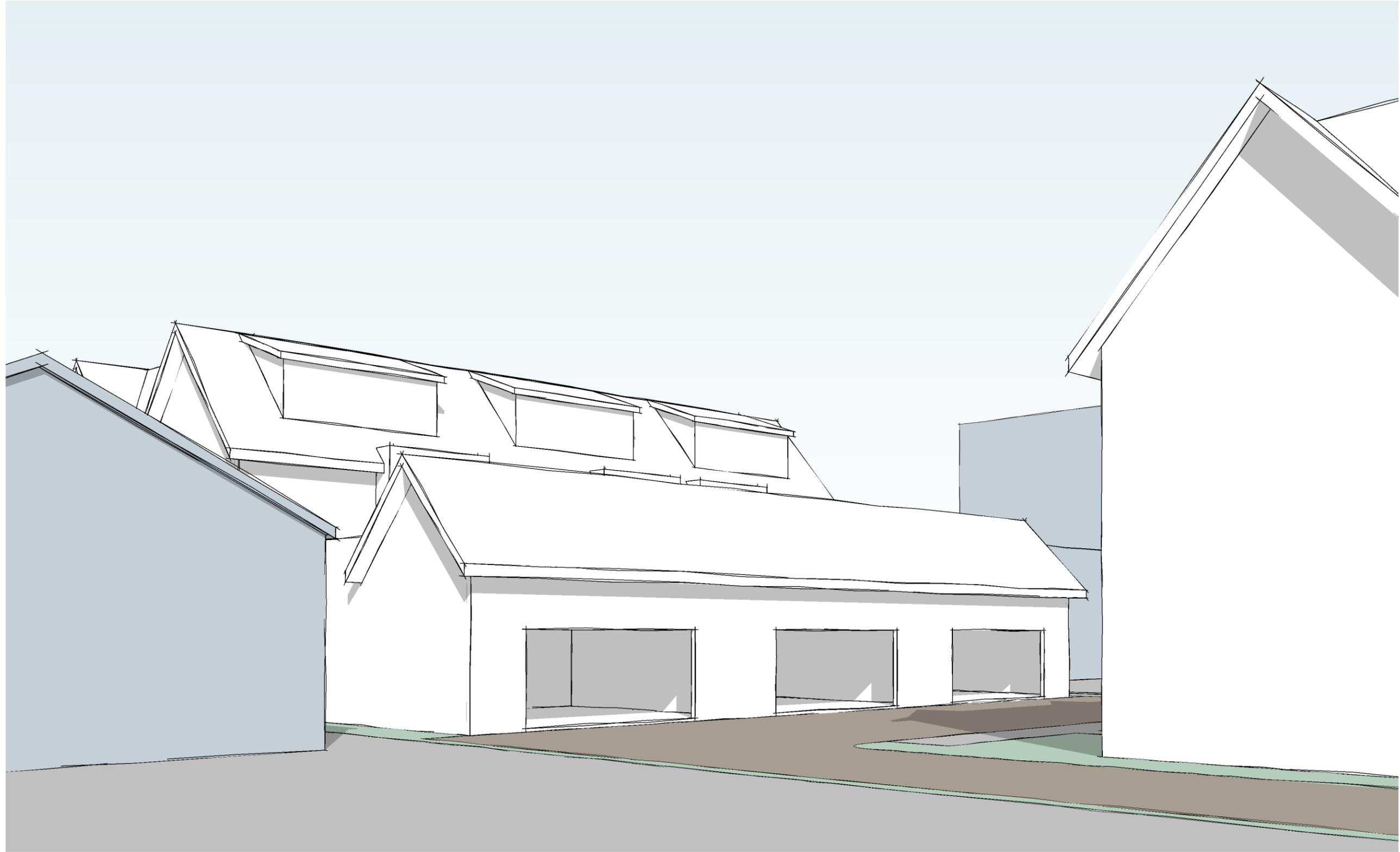
View from Monroe Street, Looking South  
Preliminary SP Plan for: 1228 4th Avenue North

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**A2.4**

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A New Development at:  
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Nashville, Tennessee 37208



View from Alley, Looking West  
Preliminary SP Plan for: 1228 4th Avenue North

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**A2.5**