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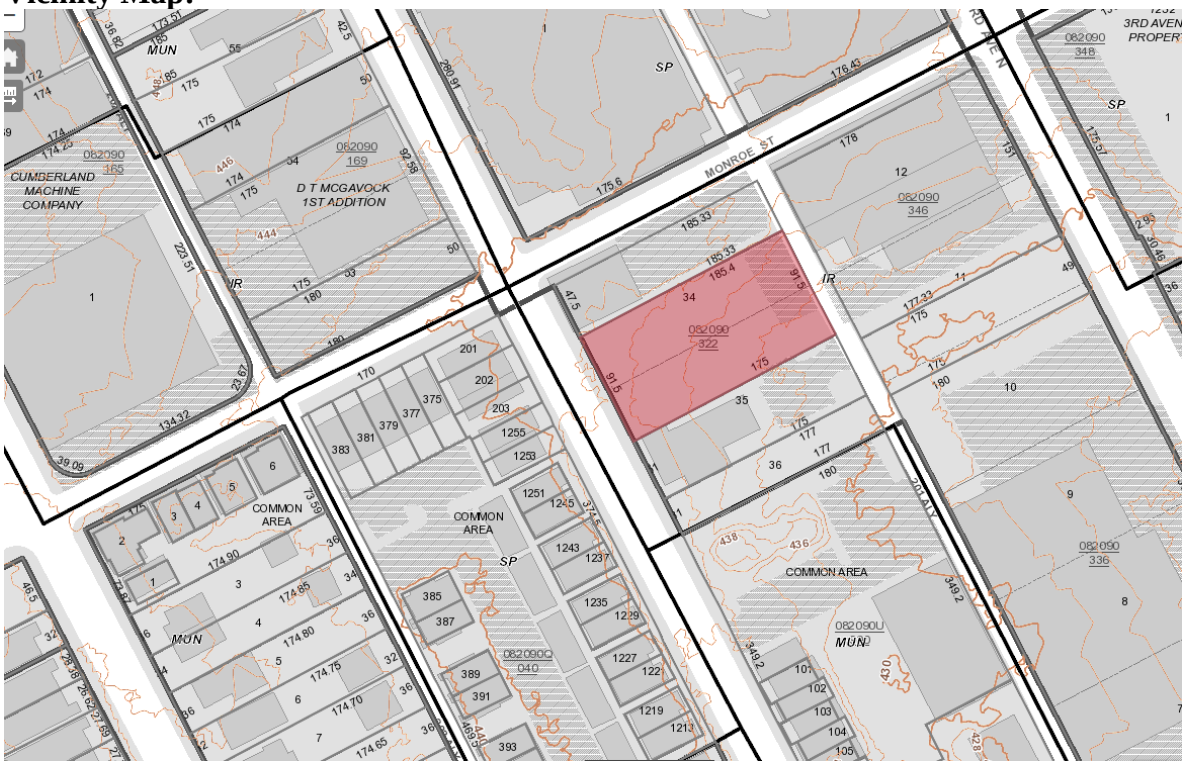
STAFF RECOMMENDATION
1228 4TH Avenue North
March 18, 2020

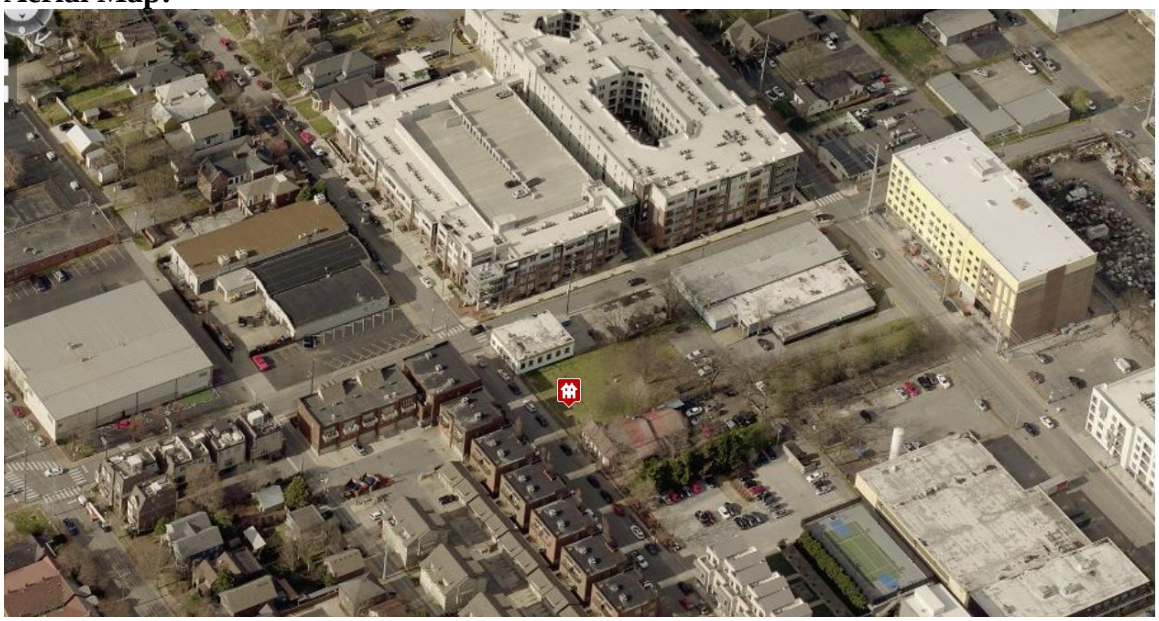
Application: Final SP Review—Infill
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209032200
Zoning: SP
Applicant: Matt McCreary and Brian Haun, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant is seeking final review of the design, materials, fenestration pattern, appurtenances, and other details for a townhouse development at 1228 4th Avenue North, located in the East Development Zone of the Germantown Historic Preservation Zoning Overlay. MHZC approved the height, scale, massing, site plan, and roof form in a preliminary SP review in November 2019. **Recommendation Summary:** Staff recommends approval of the project with the following conditions: 1. The dormers on the front façade be removed; 2. A brick rowlock, soldier course, or other design detail be included at the foundation line; 3. The brick walls have a maximum height of 6' from grade, as measured from the back of the townhouse; 4. Staff approve a brick sample, stone sample, tile sample, all windows and doors, the roof shingle color, the exterior lighting fixtures, the walkway and driveway materials, and all other materials prior to purchase and installation; 5. Staff approve the location of HVAC; and, 6. 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.	**Attachments** **A:** Photographs **B:** BL 2020-144 **C:** Site Plan **D:** Elevations

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.

e. 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 form 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 loo, 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 t 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 women 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 if 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 not 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.

13. Open Space & Surface Parking

a. Removal or demolition of existing historic buildings, or portions of buildings, to create open space or surface parking is not appropriate.

b. Generally, surface parking should have its vehicular access on the alley.

c. The most appropriate treatment for vacant lots is construction of a new building; however, when that is not possible, the area may be used as open space with features such as:
   - Visual and pedestrian access into the site from the public sidewalk;
   - Walking surface of attractive pavers;
   - Pedestrian scaled site lighting;
   - Public art;
   - Outdoor seating or dining (also see design guidelines for sidewalk cafes).

d. Open space or surface parking shall maintain the pattern of the street wall with a 3' wall, fence, planter box or other barrier located at the appropriate front-setback.

e. Outdoor furniture (seating, tables, umbrellas, etc.) that are not permanently installed, shall not be reviewed.

f. Signage is generally not appropriate in open space areas, with the exception of wayfinding and historical marker signage.

g. Audio/visual equipment, such as televisions and speakers, is not appropriate on the exterior of buildings or in open space areas.

h. Preparation equipment, service areas and furnishings that require piping including a water supply and/or drainage or a permanent utility line; readily movable appliances operated by a portable propane gas tank, such as a barbecue grill, or a furnishing using temporary piping such as a garden hose should be screened from view and shall not be covered.

i. Food and beverage storage shall be screened from view of the public right-of-way.

j. Open space should generally not be covered. Exceptions may be made for small garden structures.

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 4th 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 4th Avenue North

In November 2019, MHZC voted to approve the proposed townhouse development's height, scale, overall massing, roof form, and site plan as part of a preliminary SP (Specific Plan) review. In February 2020, Metro Council approved the SP rezoning for the site. The applicant is now seeking final approval of the project's design details.

Analysis and Findings: The applicant is seeking final review of the design, materials, fenestration pattern, appurtenances, and other details for a townhouse development at 1228 4th Avenue North, located in the East Development Zone of the Germantown Historic Preservation Zoning Overlay. MHZC approved the height, scale, massing, site plan, and roof form in a preliminary SP review in November 2019.

<u>Height and Scale:</u> The height and scale of townhouse development is similar to what MHZC approved in its preliminary SP review, with a few exceptions. One exception is that the front facades of the townhouses along 4th Avenue North now include gabled dormers. Staff finds that the addition of the dormers increases the overall perceived scale of the townhouses and does not meet the design guidelines. The design guidelines state that new construction can be up to two-stories and thirty-five feet (35') in height. Staff finds that the front dormers enlarge the scale of the townhouses to be more akin to two-and-a-half stories. Staff recommends that the dormers on the 4th Avenue North façade be removed so that the scale of the townhouses remains two story.

The roof form and the overall height of the detached garages in the middle of the site has decreased from what was approved in the preliminary SP remove. In the preliminary SP, the detached garages had a combination of a flat and gable form with a maximum height of nineteen feet, seven inches (19'7"). In the final SP plans, the garage roofs are entirely

gabled, and their heights have been reduced to approximately sixteen feet (16'). Staff finds that this roof form and overall height 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.

Façade Articulation: The townhouses facing 4th Avenue North are articulated with three bay towers with front-facing gables. This helps to break up the walls of the front façade and to define the three different townhouses. The rear units will not be highly visible from the street. They too will be broken up with oriels to help define the townhouse units.

Staff finds that the development's façade articulation to meet Section III.E.4. of the design guidelines.

Materials: The primary cladding material is brick, which meets the design guidelines. Staff recommends approval of a brick sample. Staff also recommends the incorporation of a brick rowlock, soldier course, or another brick detail at the foundation line. All of the facades are at least eighty percent (80%) brick. Fibercement lap siding, with a maximum reveal of five inches (5") will be used for the dormers and bays. Some windows and the doors on the front of the 4th Avenue North townhouses will have limestone surrounds. Staff recommends approval of a stone sample. Accent tile will be used within the entry vestibule, and staff recommends approval of the tile. All trim will be cement fiberboard. The windows will be aluminum clad. Staff recommends approval of all windows and doors prior to purchase and installation. The main roof will be architectural dimensional shingles, and staff recommends approval of the shingle color and texture prior to purchase and installation. Parts of the roof with a low slope will be EPDM roofing, which is appropriate because it will not be highly visible.

With staff's final approval of a brick sample, stone sample, windows, doors, roof shingle color, and all other materials, staff finds that the known materials meet Section III.E.5. of the design guidelines.

Rhythm of Solids to Voids and Proportion of Openings: The windows on the proposed townhouse development are at least twice as tall as they are wide and are vertically-oriented. The windows on the ground floor are generally taller than those on the uppser floors, which meet the design guidelines. Staff finds that there are no large expanses of wall space without a window or door, and the the rhythm of solid to voids meets the design guidelines.

Staff finds that the development's fenestration pattern meets Section III.E.6. of the design guidelines.

Primary Entrances: The three townhouses along 4th Avenue North have primary entrances facing 4th Avneue North behind a small vestibule. They will be connected to the sidewalk with pathways. The rear townhouses will have entrances behind stoops that

face the interior of the lot. They will be connected to the 4th Avenue North sidewalk with a pathway.

Staff finds that the development's primary entrances meet Section III.E.7. of the design guidelines.

Roof: The roof forms were approved by MHZC in the preliminary SP review. As mentioned under "Height and Scale," the drawings submitted for the Final SP review differ from the previously approved forms in two ways. One, the detached garages in the middle of the lot now have gabled roofs rather than roofs that are part gable, part flat. Staff finds this to meet the design guidelines. Two, the 4th Avenue North townhouses now have gabled dormers facing 4th Avenue North. Staff recommends that these dormers be eliminated, as they increase the perceived height from two stories to two-and-a-half stories.

With the elimination of the dormers on the 4th Avenue North façade of the front building, staff finds that the development's roof forms to meet Section III.E.8. of the design guidelines.

Utilities/Mechanicals: The locations of the utilites and mechanicals was not noted on the site plan. Staff recommends approval of the locations of all utilities and mechanicals to ensure compliance with Section III.E.10. of the design guidelines.

Sidewalks and Walkways: No curb cuts will be added along 4th Avenue North. The townhouses facing 4th 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. Staff recommends approval of the walkway materials prior to installation.

The existing sidewalk is concrete. Staff recommends that the applicant install a brick sidewalk to match the historic brick sidewalks of Germantown.

With the conditions that staff approve the walkway materials and the applicant install a new brick public sidewalk, staff finds that the development will meet Sections III.E.11. and III.E.5. of the design guidelines.

Exterior Lighting: The drawings show decorative exterior lighting fixtures on the 4th Avenue North townhouses, as well as on the rear units. Staff recommends approval of the final lighting fixture choices prior to purchase and installation in order to ensure compliance with Section III.E.12. of the design guidelines.

Open Space & Surface Parking: The parking on the side will be accessed from the alley. Staff recommends approval of the driveway materials prior to installation in order to ensure compliance with Sections III.E.13. and III.E.5. of the design guidelines.

Appurtenances: The project includes brick walls connecting the front units with their detached garages to create privacy. The design guidelines limit such brick walls to six feet (6'), whereas these are a few feet taller than six feet (6') with the grade. Staff recommends that the walls be lowered in height to be no taller than six feet (6') from grade, as measured at the back of the townhouses.

With the condition that the brick walls be no taller than six feet (6') from grade, as measured at the back of the townhouses, staff finds that the known appurtenances to meet Section III.E.17. of the design guidelines.

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

1. The dormers on the front façade be removed;
2. A brick rowlock, soldier course, or other design detail be included at the foundation line;
3. The brick walls have a maximum height of 6' from grade, as measured from the back of the townhouse;
4. Staff approve a brick sample, stone sample, tile sample, all windows and doors, the roof shingle color, the exterior lighting fixtures, the walkway and driveway materials, and all other materials prior to purchase and installation;
5. Staff approve the location of HVAC; and,
6. 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.

ORDINANCE NO. _____

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from IR to SP zoning for property located at 1228 4th Avenue North, approximately 40 feet south of Monroe Street and within the Phillips-Jackson Street Redevelopment Overlay District and Germantown Historic Preservation Overlay District (0.40 acres), to permit six multi-family residential units, all of which is described herein (Proposal No. 2019SP-069-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from IR to SP zoning for property located at 1228 4th Avenue North, approximately 40 feet south of Monroe Street and within the Phillips-Jackson Street Redevelopment Overlay District and Germantown Historic Preservation Overlay District (0.40 acres), to permit six multi-family residential units, being Property Parcel No. 322 as designated on Map 082-09 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 082 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 6 multi-family residential units. Short term rental property – not-owner occupied shall be prohibited.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Finalized elevations shall be submitted with the final site plan.

2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate
water supply for fire protection must be met prior to the issuance of any building permits.
4. Comply with all conditions and requirements of Metro reviewing agencies.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

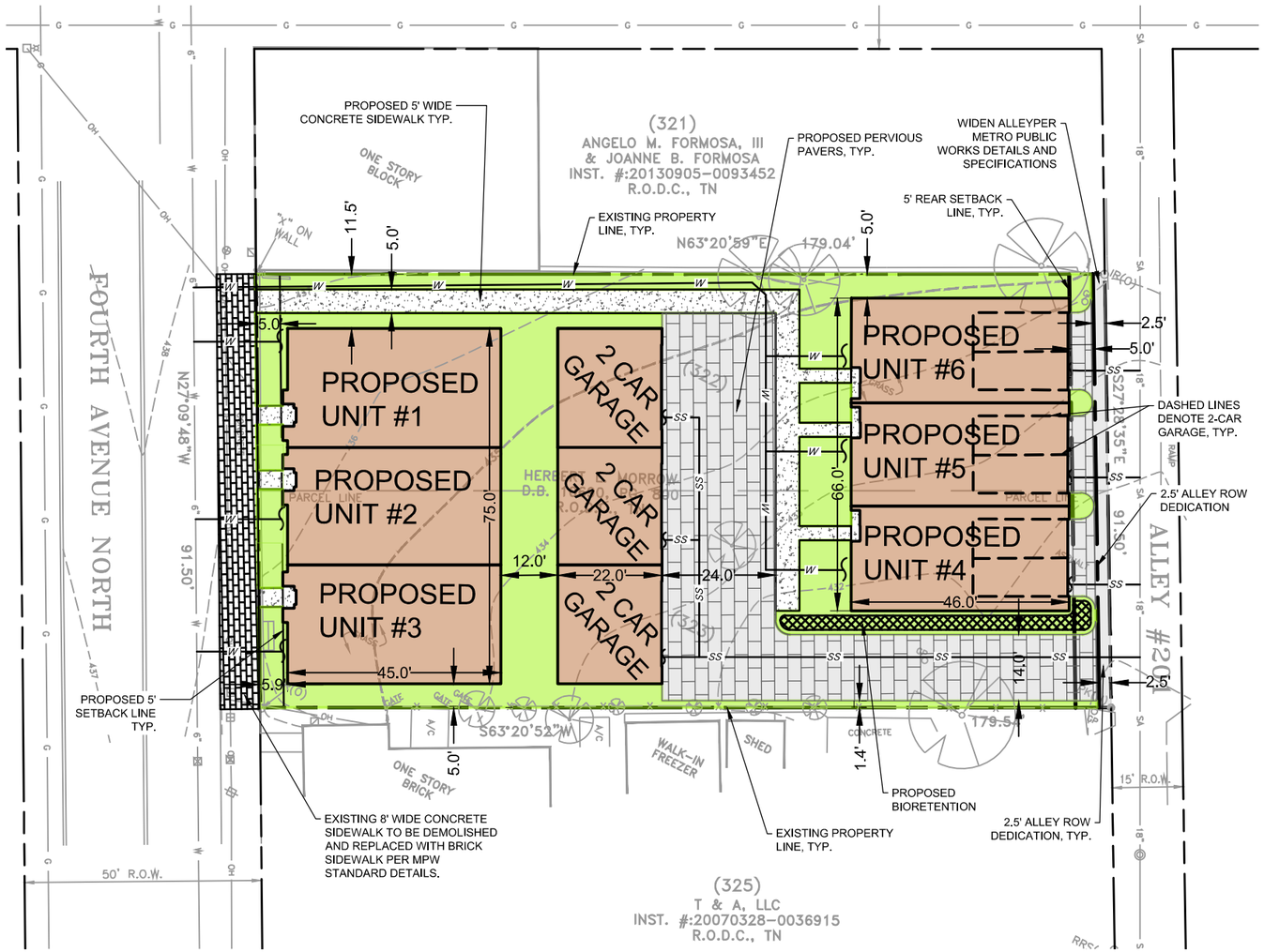
_____

Councilmember Freddie O'Connell

2019SP-069-001
1228 4TH AVENUE NORTH
Map 082-09, Parcel(s) 322
Subarea 08, North Nashville
District 19 (O'Connell)
Application fee paid by: Monroe Crossing, LLC

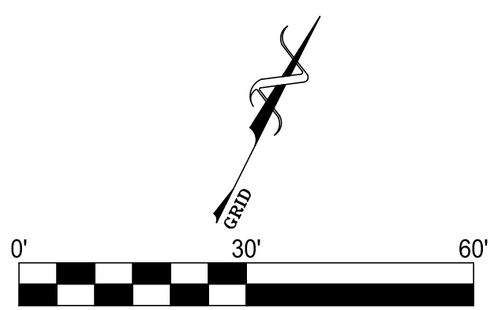
A request to rezone from IR to SP zoning for property located at 1228 4th Avenue North, approximately 40 feet south of Monroe Street and within the Phillips-Jackson Street Redevelopment Overlay District and Germantown Historic Preservation Overlay District (0.40 acres), to permit six multi-family residential units, requested by Barge Cauthen and Associates, applicant; Monroe Crossings LLC, owner.

Site plan approved as part of BL 2020-144

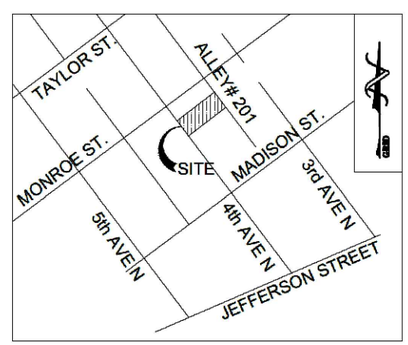


TREE TABLE

NO.	SIZE	TYPE
1	12"	GINKO
2	6"	HACKBERRY
3	9"	HACKBERRY DBL.
4	4"	HACKBERRY
5	4"	HACKBERRY
6	4"	HACKBERRY
7	6"	HACKBERRY
8	27"	WALNUT
9	24"	HACKBERRY
10	21"	HACKBERRY DBL.
11	18"	HACKBERRY DBL.
12	12"	HACKBERRY TRPL.



SCALE: 1" = 30'



VICINITY MAP
NTS

Preliminary SP Plan Civil Site Layout

1228 4th Avenue North

PURPOSE NOTE:

THE PURPOSE OF THIS SP IS TO REZONE 0.40 ACRES TO ALLOW FOR 6 MULTI-FAMILY RESIDENTIAL UNITS (MAXIMUM) . "NON-OWNER OCCUPIED STRPS NOT ALLOWED."

SITE DATA TABLE:

MAP/PARCEL	MAP 82-09 PARCEL 322
	STEVEN D. EZELL MONROE CROSSING, LLC 4219 HILLSBOROM PIKE, SUITE 300 NASHVILLE, TN 37215
EXISTING ZONING =	IR
COUNCIL DISTRICT =	19, FREDDIE O' CONNELL
TOTAL AREA =	0.40 AC.
MAX ALLOWABLE ISR =	0.9
MAX ALLOWABLE DENSITY =	6 HUNITS
MAX ALLOWABLE HEIGHT =	35'
MAX PROPERTY LINE SETBACK =	5' AT 4TH AVE. NORTH 5' AT ALLEY #201 5' SIDE SETBACK
UNITS SQUARE FOOTAGE =	UNIT 1 = 3109 SF UNIT 2 = 3072 SF UNIT 3 = 3109 SF UNIT 4 = 2159 SF UNIT 5 = 2129 SF UNIT 6 = 2159 SF

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIRMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF MUN-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS

RAISED FOUNDATIONS OF 8"-36" DEPENDING ON GRADES. SITE SLOPES FROM FRONT (WEST) TO BACK (EAST) . MAX ALLOWABLE HEIGHT IS MEASURED FROM FINISHED GRADE AT FRONT OF UNITS .

ON-SITE PARKING:

1 PARKING GARAGE PER HOME. EACH GARAGE IS A 2 CAR GARAGE.

PROPOSED USES:

MULTI-FAMILY RESIDENTIAL ONLY

STORMWATER NOTES:

1. NOTE: ANY EXCAVATION. FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT . THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W IS 15" CMP)
4. METRO WATER SERVICE SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
5. ALL LOTS SHALL HAVE INDIVIDUAL WATER AND SEWER SERVICE.

METRO PUBLIC WORKS NOTES:

1. THE FINAL SITE PLAN / BUILDING PERMIT SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK.. WHERE FEASIBLE, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
2. PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE METRO ZONING CODE UZO PARKING STANDARDS.
3. ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED.
4. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT ST THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE.
5. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP. THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS.
6. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
7. ALL SOLID WASTE AND RECYCLING COLLECTION FOR THE SITE WILL BE HANDLED BY A PRIVATE HAULER/SERVICE.

NES NOTES:

1. WHERE FEASIBLE, THIS DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWER AND PAD-MOUNTED TRANSFORMERS.
2. NEW FACILITIES WILL NOT BE ALLOWED TO SIT IN OR PASS THROUGH RETENTION AREAS, INCLUDING RAIN GARDENS, BIORETENTION AREAS, BIOSWALES, AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED TRANSFORMERS EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER.

FEMA NOTE:

THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 47037C0241 H, DATED APRIL 5, 2017.

FIRE MARSHALL NOTES:

1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE H.
2. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FEET FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.020B.
3. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET.
4. IF MORE THAN THREE STORIES ABOVE GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED.
5. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP. THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS.
6. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

LANDSCAPE NOTE:

THE PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE LANDSCAPE PLAN IN CHAPTER 17.24 OF THE METRO NASHVILLE DAVIDSON CODE AND THE FINAL SITE PLAN WILL REFLECT THIS WITH THE SUBMITTAL OF A LANDSCAPE PLAN.

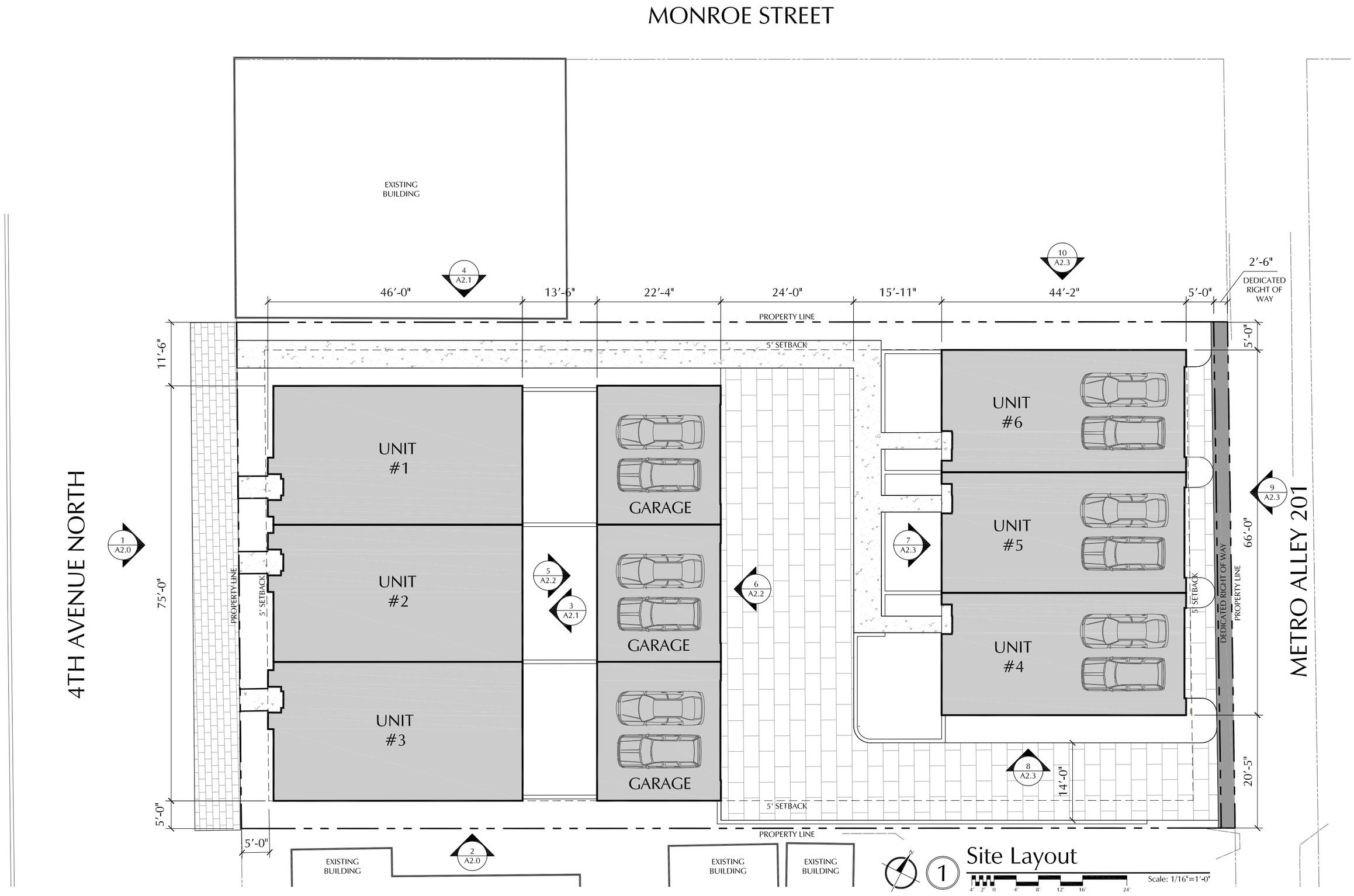
ALLARD WARD ARCHITECTS

Civil Engineers | Architects | Planners | Landscape Architects
Barge Cauthen &ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

SP No. 2019-069-001

SHEET 1 of 2

11.27.19 SP RESUBMITTAL



MHZC Preservation Permit Application

A New Development at:

4th and Monroe

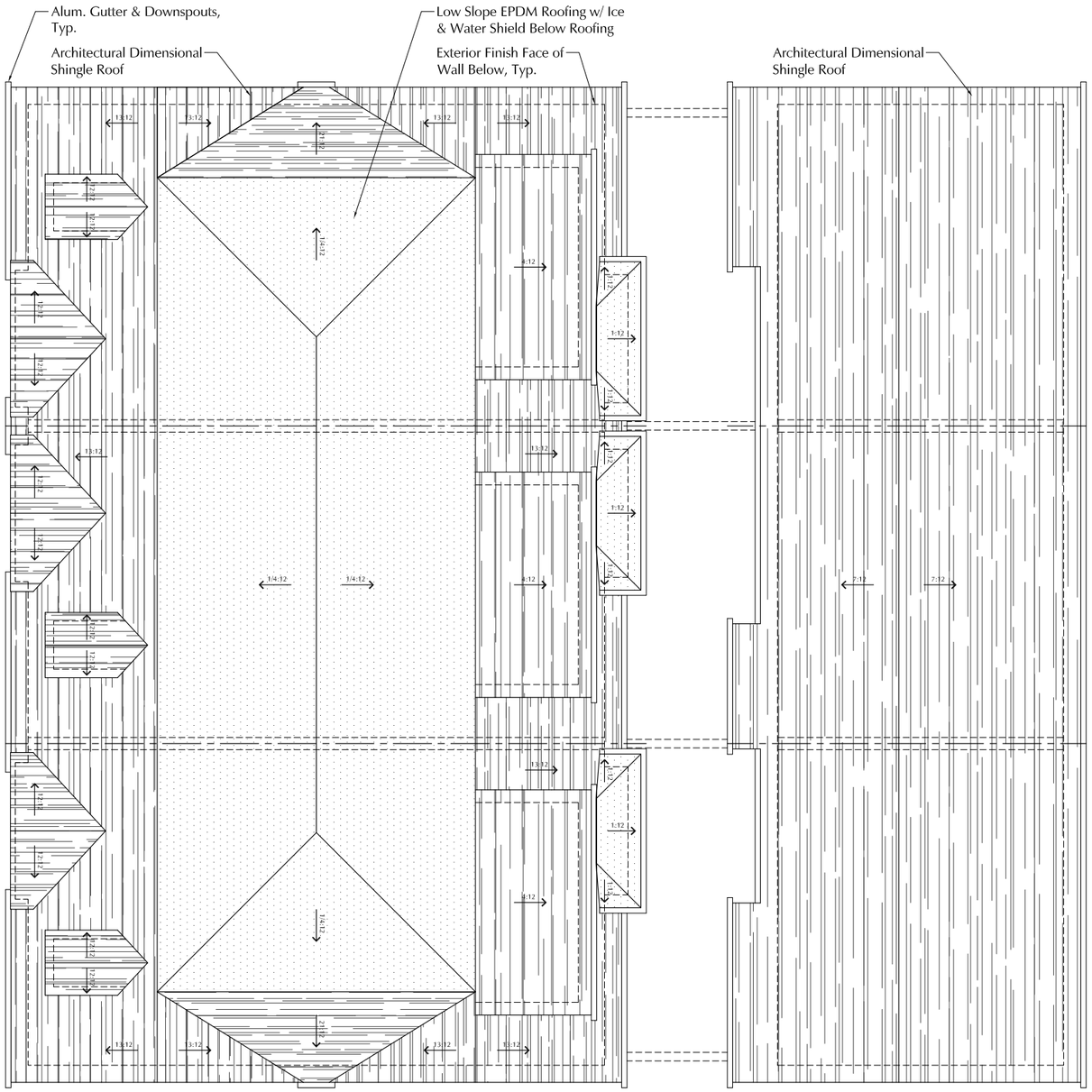
1228 4th Ave N.
Nashville, Tennessee 37208

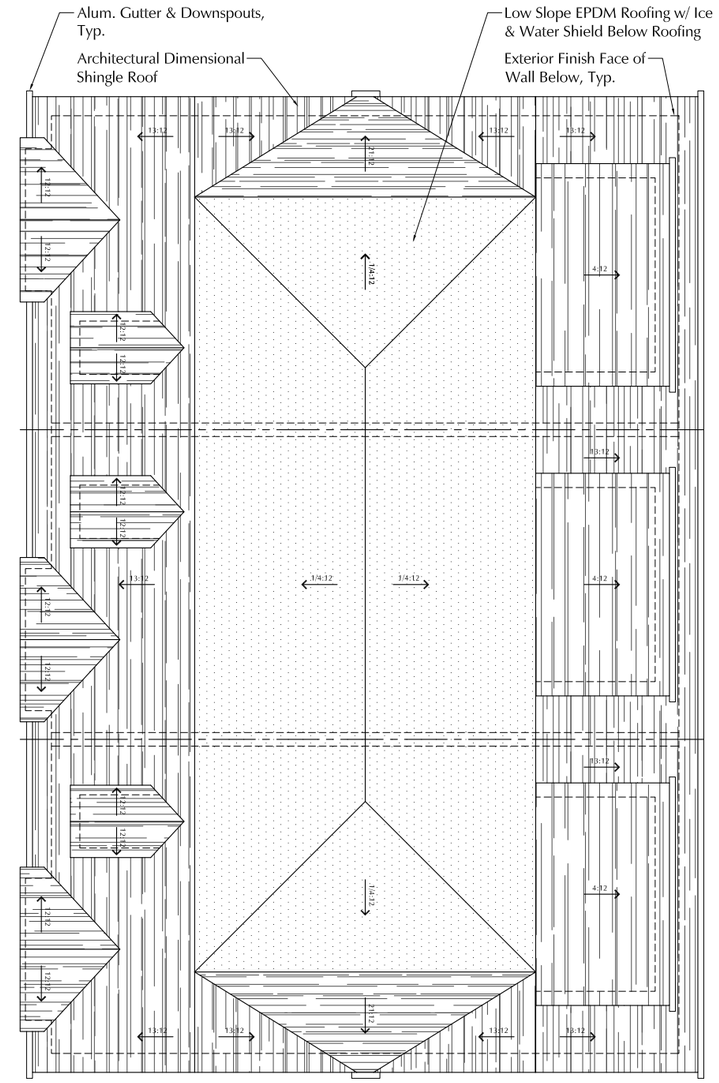
ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Site Layout

Date:
03.02.20

AS1.0





2 Front Units: Roof Plan

Scale: 3/32"=1'-0"

1 Rear Units: Roof Plan

Scale: 3/32"=1'-0"

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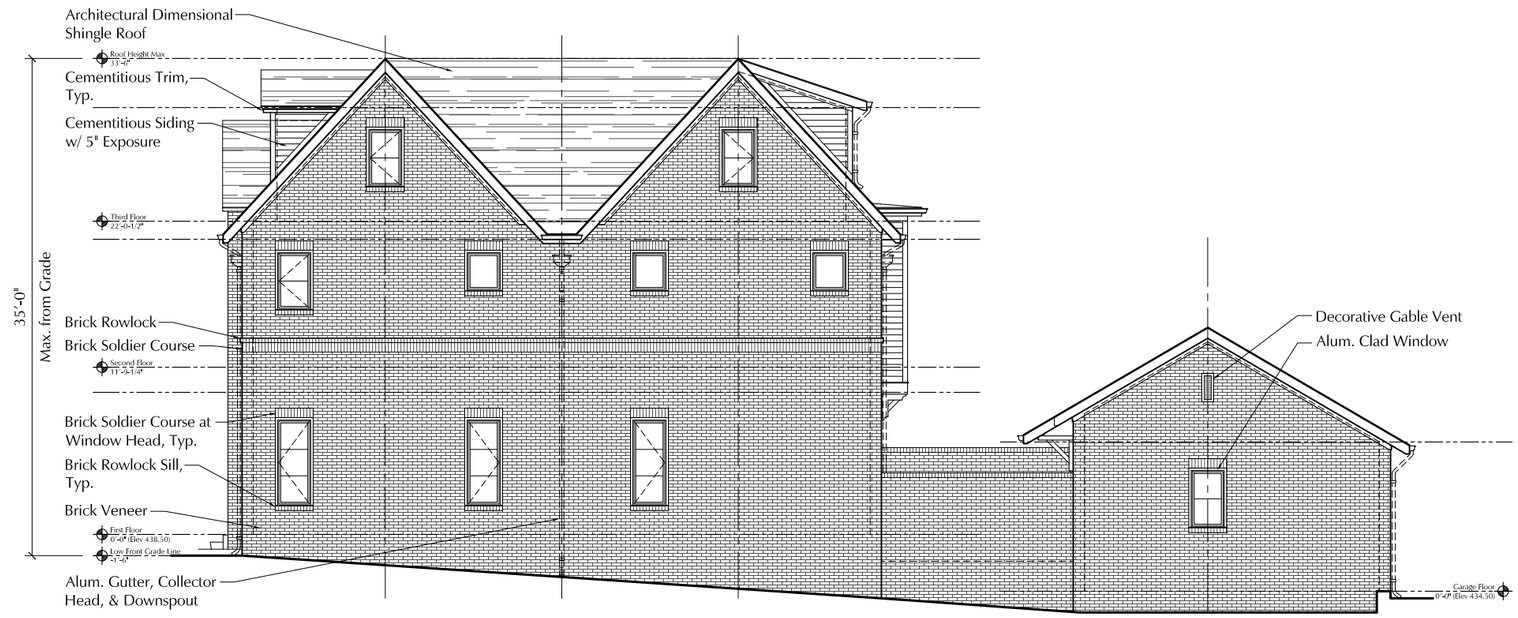

2 Front Units: South Elevation

Scale: 3/32"=1'-0"

1 Front Units: West Elevation

Scale: 3/32"=1'-0"

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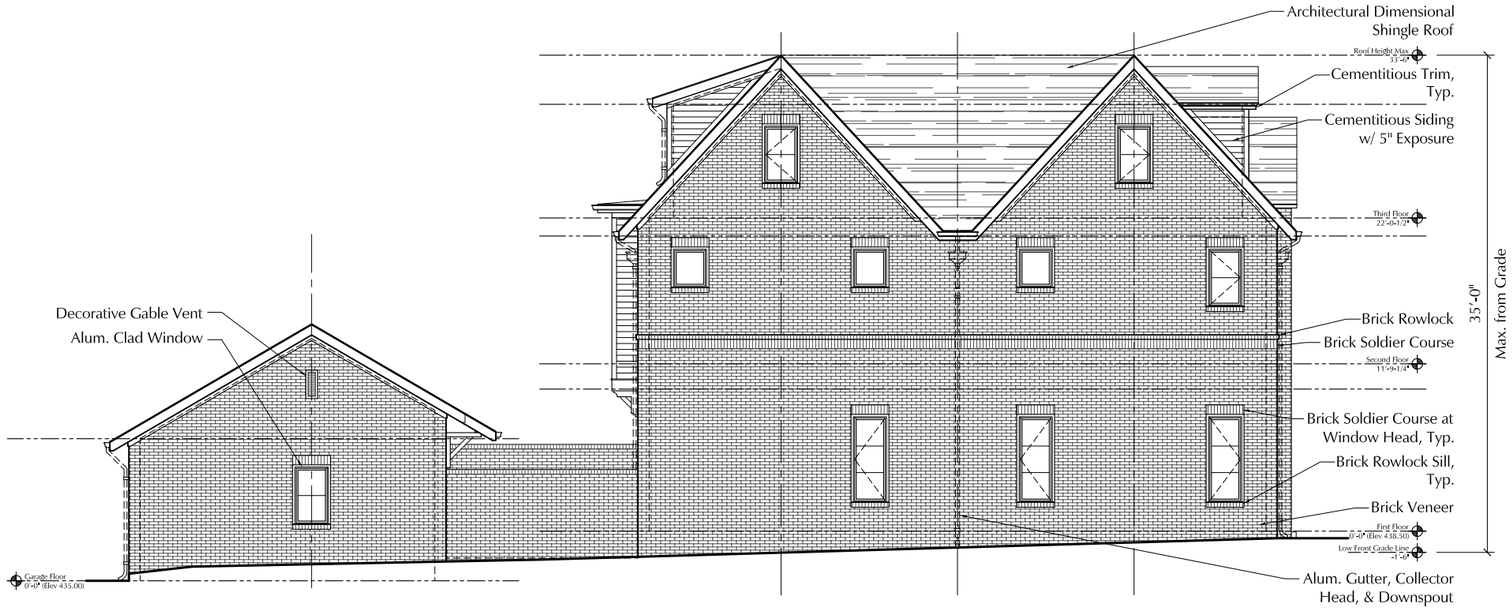
Drawings:
Exterior Elevations

Date:
03.02.20

A2.0



4 Front Units: North Elevation

Scale: 3/32"=1'-0"

3 Front Units: East Elevation

Scale: 3/32"=1'-0"

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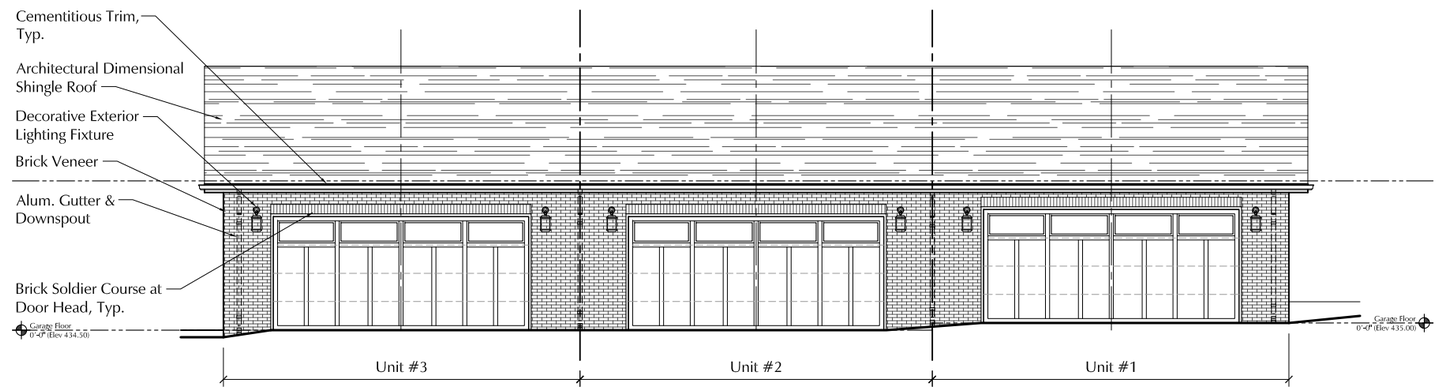
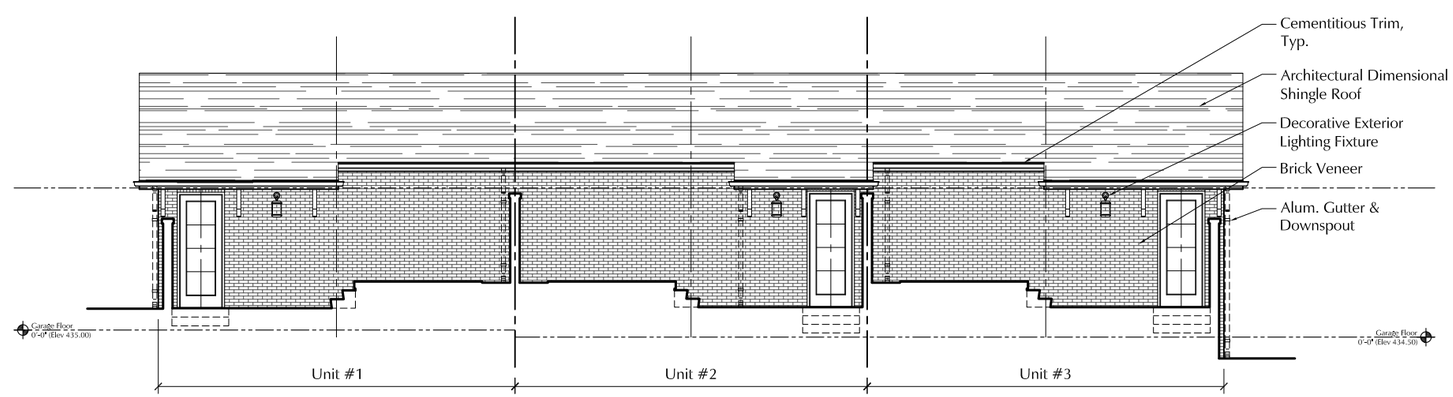
A2.1



6 Front Unit Garages: East Elevation

Scale: 3/32"=1'-0"



5 Front Unit Garages: West Elevation

Scale: 3/32"=1'-0"

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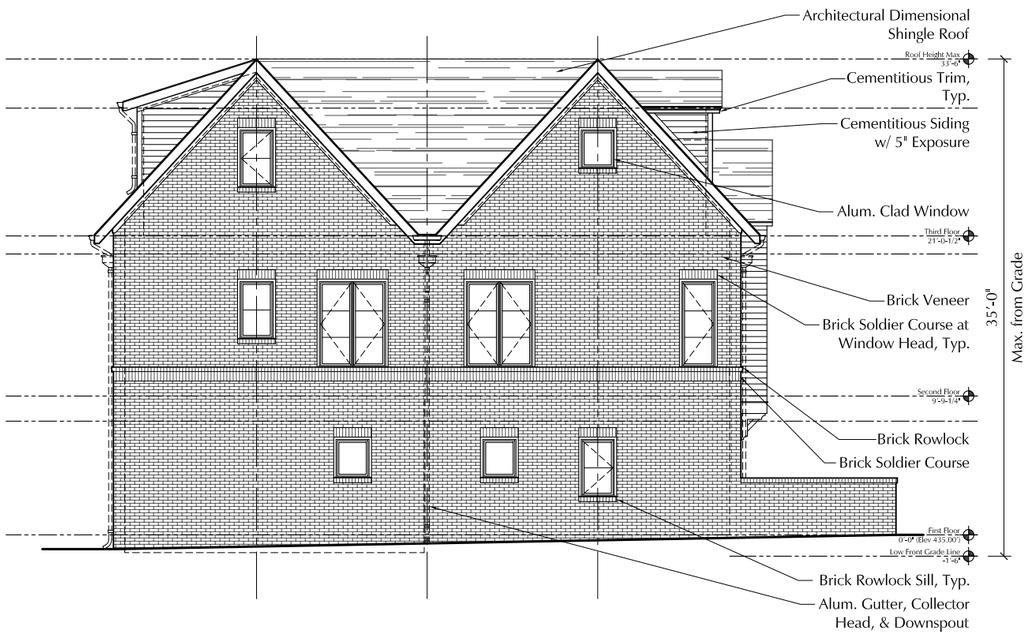
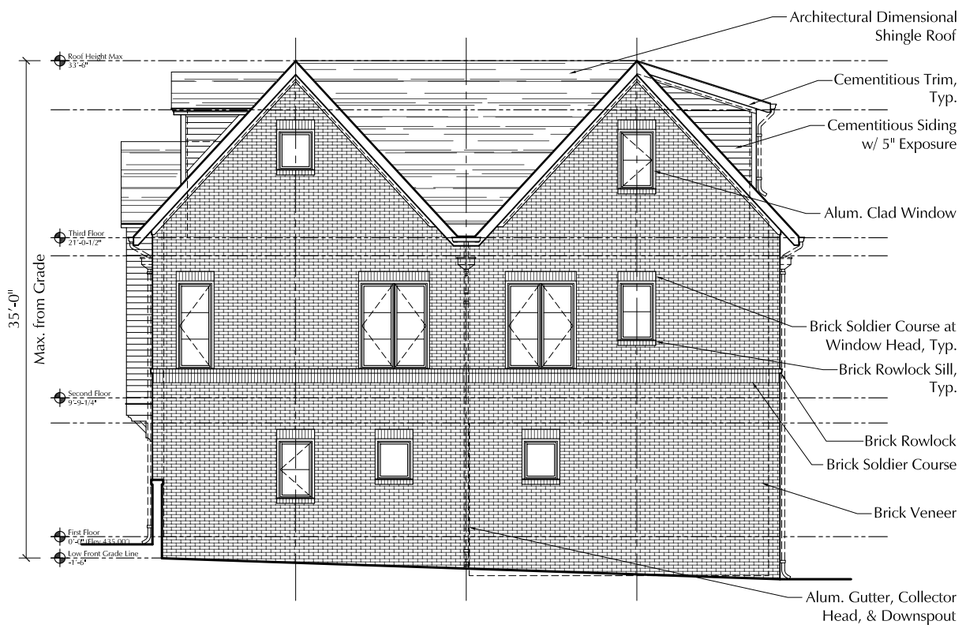


10 Rear Units: North Elevation

Scale: 3/32"=1'-0"

9 Rear Units: East Elevation

Scale: 3/32"=1'-0"



8 Rear Units: South Elevation

Scale: 3/32"=1'-0"

7 Rear Units: West Elevation

Scale: 3/32"=1'-0"

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A2.3