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
Telephone: (615) 862-7970

STAFF RECOMMENDATION
1000 Woodland Street
March 17, 2021

Application: New Construction—Infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: MUL-A
Map and Parcel Number: 08309021200
Applicant: Dan Tansey, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct two new buildings, one at the corner of South 10th and Woodland Streets and one fronting on Woodland Street. Both buildings will be one story tall, clad with brick, wood, and fiber-cement siding.

Recommendation Summary: Staff recommends approval of the proposed infill construction with the conditions:

1. The bays on the street-facing elevations not have overhead doors; and
2. Information is provided for staff approval of the exterior materials, including: brick texture and color, siding texture and reveal, metal color, and the material of the railings.

Meeting those conditions, Staff finds that the project meets the design guidelines for New Construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

Attachments
A: Site Plan
B: Floorplans
C: Elevations
D: Overhead Door Brochure

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:
II.B. New Construction

1. Height

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

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

2. Scale

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

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

3. Setback and Rhythm of Spacing

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

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

b. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

c. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

d. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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

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

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*

· Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;
· Shape of lot;
· Alley access or lack thereof;
· Proximity of adjoining structures; and
· Property lines.

Appropriate height limitations will be based on:
· Heights of historic buildings in the immediate vicinity
· Existing or planned slope and grade

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

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

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

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.
Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
Four inch (4") nominal corner boards are required at the face of each exposed corner.
Stud wall lumber and embossed wood grain are prohibited.
Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.
When different materials are used, it is most appropriate to have the change happen at floor lines.
Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.
Texture and tooling of mortar on new construction should be similar to historic examples.
Asphalt shingle is an appropriate roof material for most buildings.
Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.
Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

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

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.
Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
Generally, two-story residential buildings have hipped roofs.
Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

6. Orientation

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

Porches
New buildings should incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways
Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

7. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

9. Appurtenances

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

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Background: The lot on the southeast corner of the intersection of Woodland Street and South 10th Street is currently vacant. A non-contributing commercial building on the lot previously was destroyed by a tornado in March of 2020.

The surrounding context along Woodland Street is composed primarily of one-story commercial buildings, and the context on South 10th Street comprises a mixture of commercial, civic, and residential buildings with one and two stories.

Figure 1: 1000 Woodland Street, currently.

Analysis and Findings: The applicant is proposing to construct two new commercial buildings. One of the buildings will be at the corner and will address both streets, the other will address only Woodland Street. Both buildings will be one story.

Height & Scale: The structure at the corner will have seventy-six feet (76') of frontage along South 10th Street, including eighteen feet (18') of screen wall at the southern end, and forty-five feet (45') of frontage along Woodland Street. The other building will have seventy-nine feet (79') of frontage along Woodland Street. There will be a twenty-eight foot (28') wide courtyard between the two buildings on Woodland Street. Both buildings will be constructed at the respective built-to lines of the two streets, comprising sixty-two percent (62%) of the frontage along South 10th Street and seventy-eight percent (78%) of the frontage on Woodland Street. This is consistent with the surrounding context, which comprises a one-story commercial strip on Woodland Street historically broken by an alley entrance, and detached buildings with access for parking at the rear on South 10th.

At its tallest point at the corner, the South 10th Street facade will be twenty-three feet (23') tall; the shortest portion of the building, the screen wall at the southern end, is fifteen feet (15') tall. The Woodland Street façade will be between twenty-one and twenty-four feet (24') tall, as the grade drops slightly down toward the east.

Figure 2: Woodland Street elevation showing the two proposed commercial infill buildings.

The Five Points area of East Nashville included one and two-story commercial buildings historically, with heights and widths consistent with the form of the current proposal.

Staff finds the scale of the proposed infill is compatible with the surrounding historic context, and that it meets sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The two new buildings will be built at the edge of the sidewalk along South 10th and Woodland Streets, twelve feet (12') from the curb, after providing for a four foot (4') right-of-way dedication and an eight foot (8') wide sidewalk.

The Woodland Street facade will have no setback on the eastern edge of the property. This is compatible with the surrounding context, where adjacent buildings often share a party wall.

The South 10th Street façade will end approximately forty-three feet (43') from the southern edge of the property, with the remaining space allowing for vehicle access to a rear parking lot, as well as a loading zoning and dumpster enclosure.

Figure 3: Site plan.

Staff finds that the setbacks for the proposed building are compatible with the surrounding context and that the project meets section II.B.3 of the design guidelines.

Roof form: The roofs of the two buildings will be flat or low sloped toward the rear, with parapet walls along the two street-facing elevations and the two courtyard-facing elevations.

The proposed roof form meets section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings: The corner building will have five bays facing South 10th Street and three facing Woodland Street. These bays will have storefront-type windows and doors, with a combination of vertical and horizontal divisions, with fiber-cement bulkheads. Two of the Woodland Street bays will be recessed, creating a covered porch within the footprint of the building.

The plans indicate that four of the bays on the Woodland Street will have overhead doors, which will have aluminum frames and glass panels, above bulkheads with wood siding.

This type of door is more typical of a garage or vehicular-oriented building, whereas the historic buildings on Woodland Street are typically pedestrian-oriented. The Commission has not previously approved overhead doors on a primary façade. For example, 1105 Fatherland, a one-story, non-historic building recently requested overhead doors but revised their plan with a folding glass wall system. Overhead doors are also proposed on the courtyard elevations, beginning at the second bay from the front. Staff finds that the overhead doors are appropriate on the non-street facing elevations.

With the condition that the bays on the street-facing elevations not have overhead doors, Staff finds that the window proportion and rhythm of openings are generally compatible with the he historic context and that the project will meet section II.B.7 of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/ Other Detail**	**Approved Previously or Typical**	**Requires Additional Review**
Primary Cladding	Brick	Selections Need Approval	Yes	X
Secondary Façade Cladding	Wood Siding	Texture and Reveal Unknown	Yes	X
Rear Façade Cladding	Cement-Fiber Clapboard	Texture and Reveal Unknown	Yes	X
Lintels, Canopies, Coping	Steel, Other Metal	Need Additional Information	Yes	X
Roofing	Membrane	Typical	Yes	
Windows – South 10th Street	Aluminum Storefront	Typical	Yes	
Windows – Woodland Street	Aluminum Overhead Doors	Aluminum Overhead Doors	No	X
Doors	Aluminum Storefront	Typical	Yes	
Bulkhead Walls	Wood Siding, Cement-Fiber Panels	Texture and Reveal Unknown	Yes	X
Courtyard Railing	Not Indicated	Need Additional Information	Unknown	X

Additional information is needed to complete a review of proposed materials, including the following: brick texture and color, siding texture and reveal, metal color, and the material of the railings.

Appurtenances & Utilities: The plans indicate that all mechanical units will be located on the roofs of the two buildings.

Staff finds that the project meets section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the proposed infill construction with the conditions:

1. The bays on the street-facing elevations not have overhead doors; and
2. Information is provided for staff approval of the exterior materials, including: brick texture and color, siding texture and reveal, metal color, and the material of the railings.

Meeting those conditions, Staff finds that the project meets the design guidelines for New Construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

PROJECT DATA AND NOTES

PROJECT DATA:
ADDRESS: 1000 WOODLAND STREET
PARCEL ID: 08309021200
SITE AREA: ±23,813 SF (±0.547 ACRES)

RESTAURANT SPACE 1 - ±4,000 SF
- RESTAURANT PARKING REQUIRED: 15 PARKING SPACES**

RESTAURANT SPACE 2 - ±4,000SF
- RESTAURANT PARKING REQUIRED: 15 PARKING SPACES**

**PARKING REDUCTIONS TAKEN (MAX 25%)
LOCATED WITHIN UZO,
- RESTAURANT : FIRST 1,000 SF EXEMPT; 1/150 SF IN EXCESS OF 1,000 SF
- TRANSIT
- PEDESTRIAN ACCESS
- ON-STREET PARKING
- CONTEXTUAL FRONT SETBACK

METRO PLANNING REVIEW:

- MUL-A ZONING
  1. FAR - 1.0
  2. ISR - 0.9
  3. SETBACKS
     A. BUILD-TO ZONE - 0-15 FEET
     B. SIDE SETBACK - NONE REQUIRED
     C. REAR SETBACK - 20'-0"
  4. MAXIMUM BUILDING HEIGHT
     A. 3 STORIES IN 45 FEET
     B. 15 SETBACK AND 4 STORIES IN 60 FEET

0 15' 30' 60'

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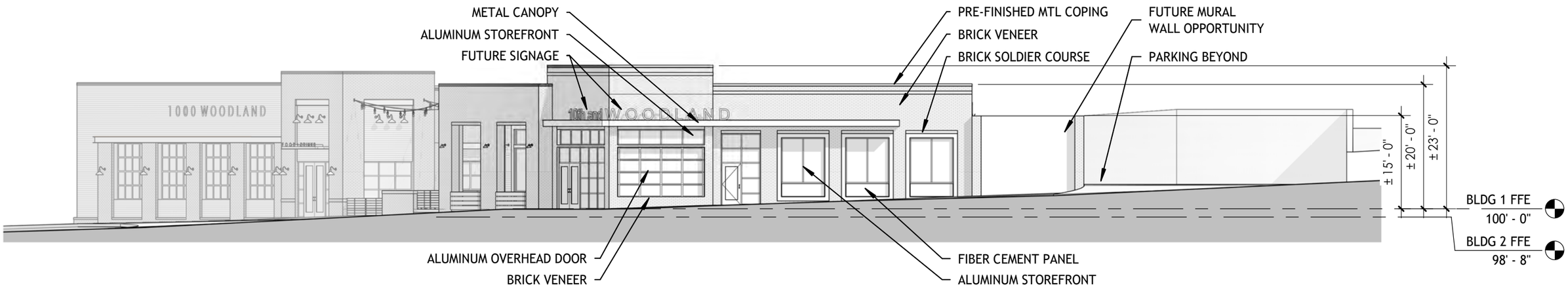
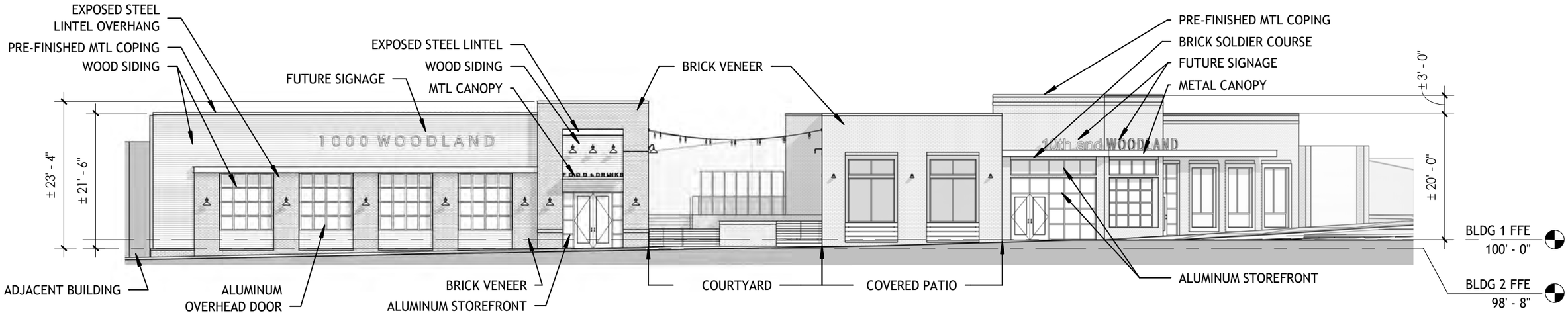


2 ELEVATION SOUTH 10TH STREET

1/16" = 1'-0"



1 WOODLAND STREET ELEVATION

1/16" = 1'-0"

0 8' 16' 32'

STG DESIGN

Architecture. Interior Design. Planning.

10TH AND WOODLAND
REVISION: 03/09/21

EXTERIOR ELEVATIONS
HISTORIC COMMISSION APPLICATION

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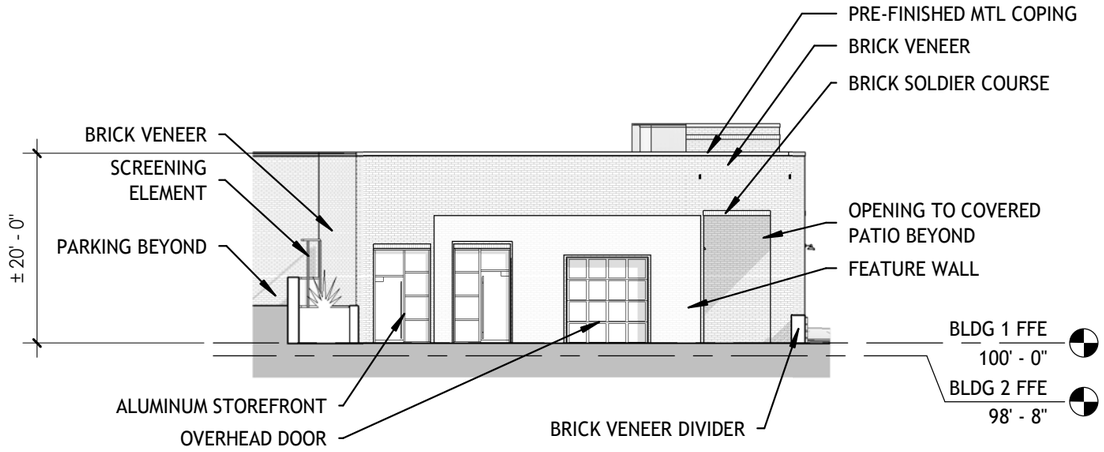
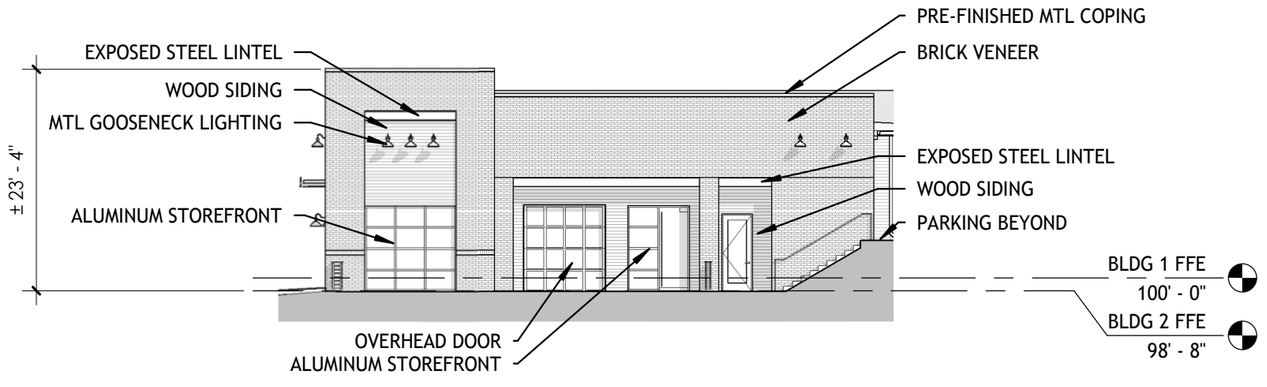


3 ELEVATION BUILDING 1 COURTYARD

1/16" = 1'-0"



2 ELEVATION BUILDING 2 COURTYARD

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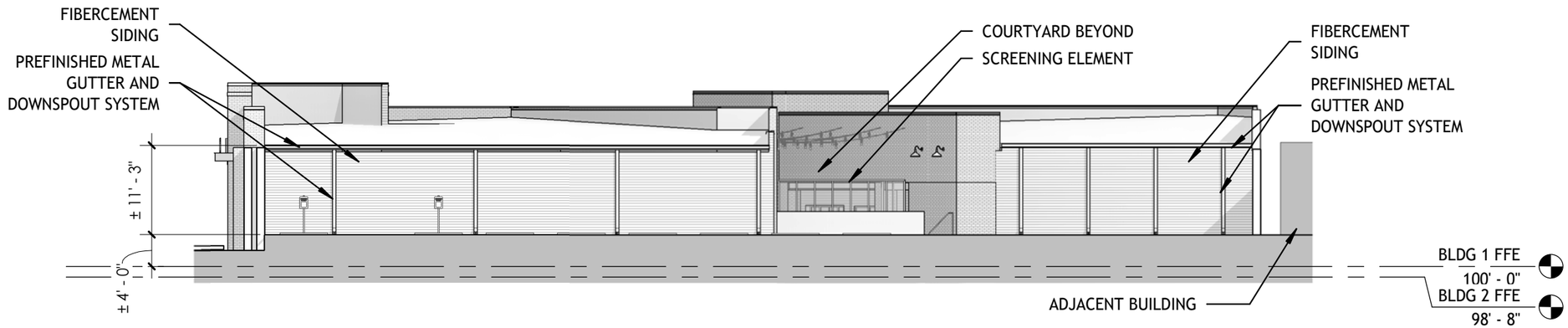
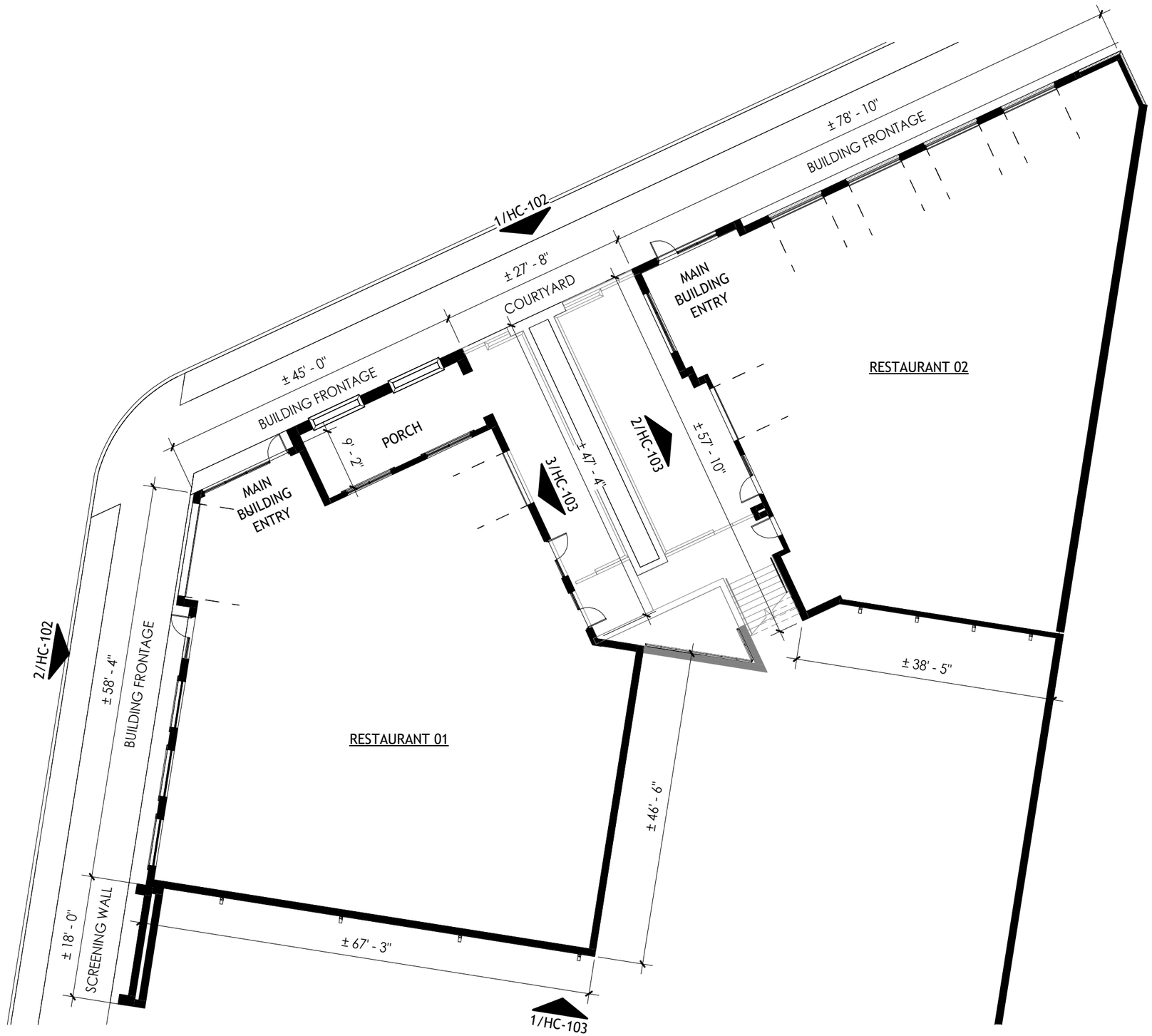


1 ELEVATION REAR

1/16" = 1'-0"

0 8' 16' 32'



Not for permitting or construction.
Registrant's Name: David Johnston, AIA

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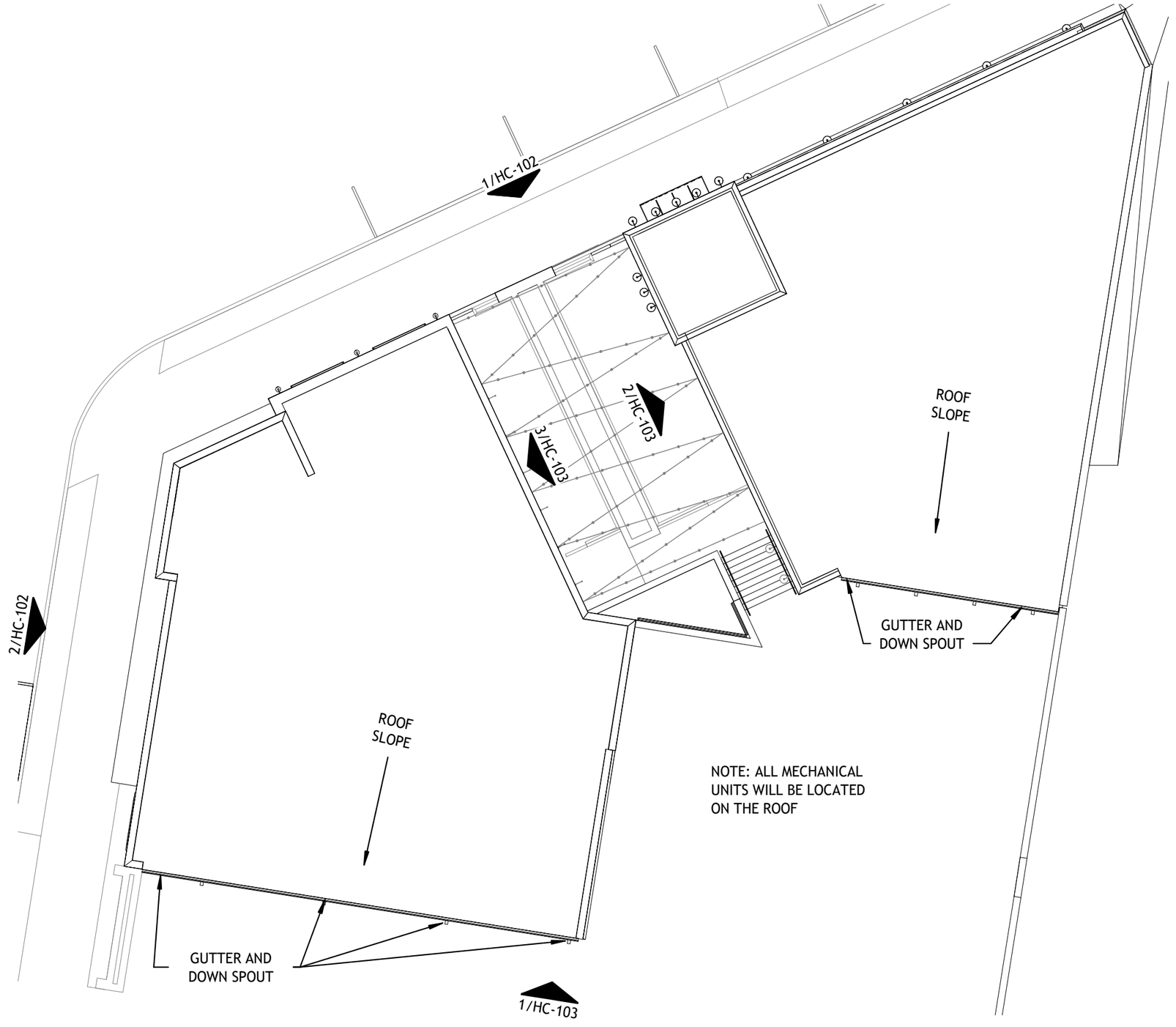
FLOOR PLAN
HISTORIC COMMISSION APPLICATION

Not for permitting or construction.
Registrant's Name: David Johnston, AIA



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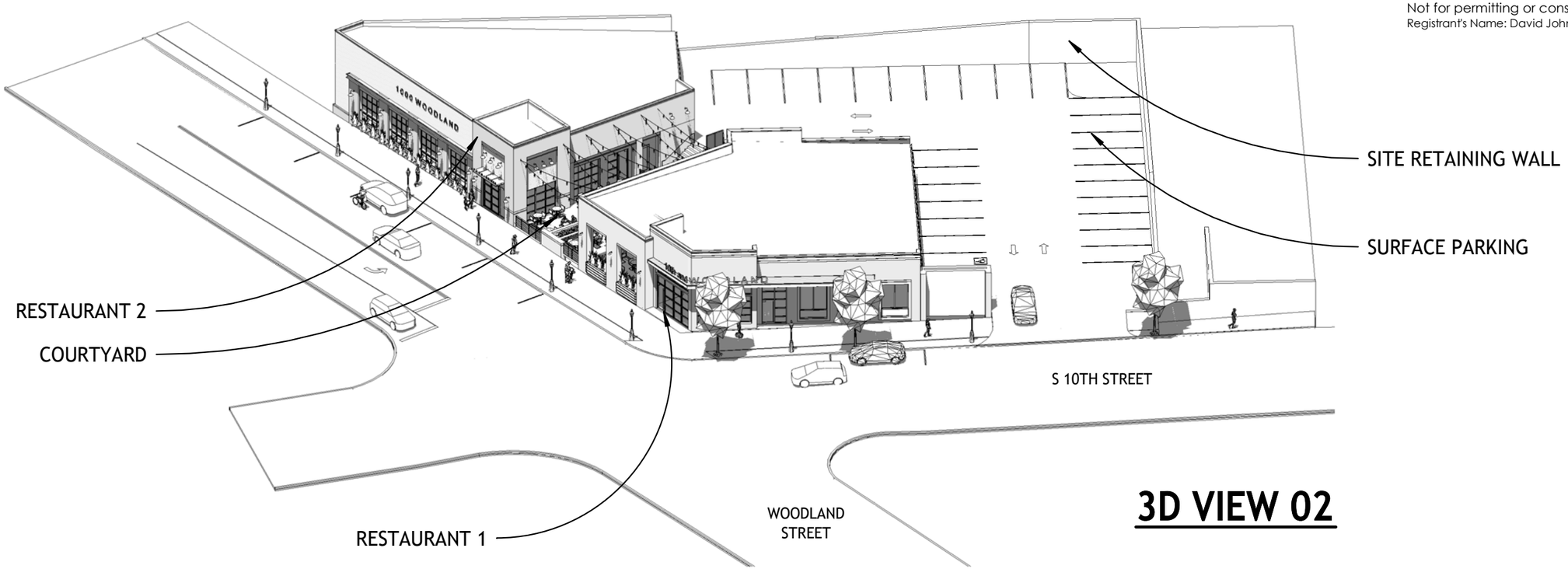
03/01/21

ROOF PLAN
HISTORIC COMMISSION APPLICATION

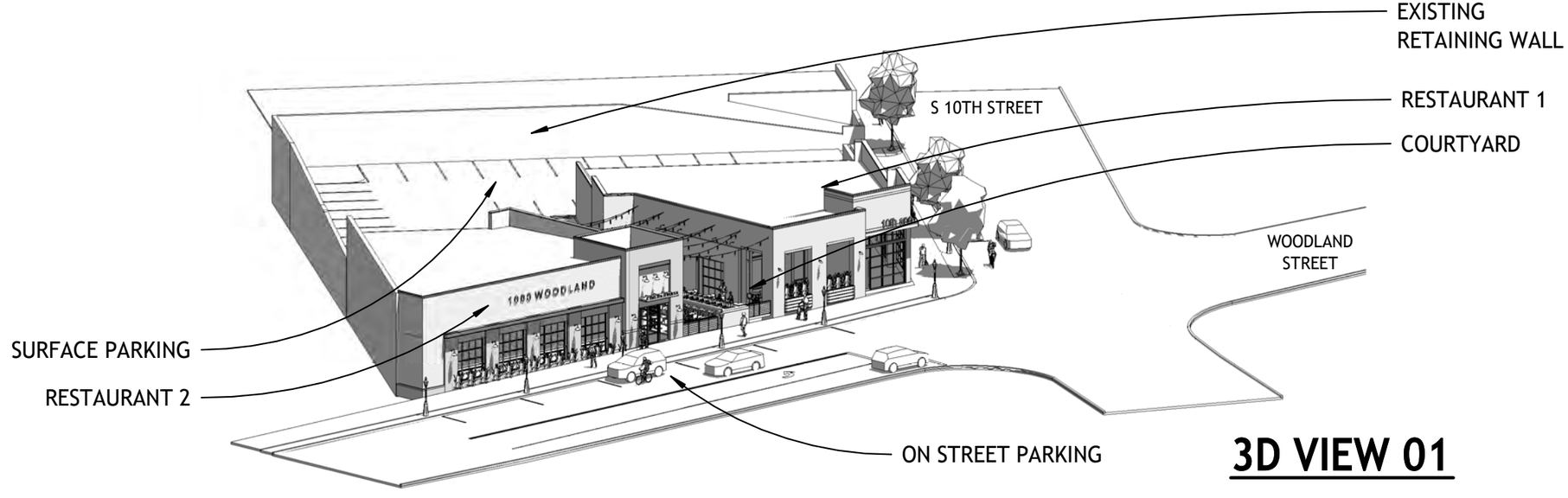
INTERSECTION OF SOUTH 10TH STREET AND WOODLAND STREET

WOODLAND STREET

SOUTH 10TH STREET



3D VIEW 02



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1000 WOODLAND
10th and WOODLAND


1000 WOODLAND
10th and

Titan™

COMMERCIAL | RESIDENTIAL

Titan™ is our most popular aluminum and glass model due to its symmetrical rails and stiles.

This model is available with or without windload and can be manufactured up to 24’-2” wide. Since 1958, ArmRLite has been consistently manufacturing the Titan™ Model and has never compromised on the quality of our doors. Because of this, ArmRLite is able to produce replacement sections for any of our welded models, regardless of purchase date.

- Maximum Width of 24'-2"
- Windload Available
- 20-Year Welded Frame Warranty*
- Lifetime Residential Warranty*

*Except the top section when trolley operated.

MATERIAL	6063-T6 Alloy
CONSTRUCTION METHOD	Heli-Arc Welding
TOP RAIL	2¾", 4½" or 7½"
BOTTOM RAIL	4½" or 7½"
END STILES	3⅜", 4½" or 7½"
CENTER STILES	3⅜"
MEETING RAILS	3⅜" wide per pair
FRAME THICKNESS	1¾"

Titan™

Custom Garage Door Options

Due to our exclusive welded construction, ArmRLite's aluminum overhead sectional doors are capable of the highest degree of customization. Many of the options listed below are exclusive to ArmRLite due to our superior construction method.

GLASS GLAZING OPTIONS

DSB / Annealed
Tempered / Safety
Acrylic
Laminated
Insulated
Hurricane / Impact
Acoustical*
Frosted
Tinted
Polycarbonate
Custom

GLASS THICKNESS:
1/8" non-insulated
1/4" non-insulated
7/16" insulated
5/8" insulated
1" insulated

INTERIOR PANEL OPTIONS

Solid
Insulated
Perforated
Mesh
Stamped Panel Designs
Custom Panels
Operable / Inoperable Louvers

FINISH OPTIONS

Anodized Finishes: The standard finish is clear anodized aluminum. Optional anodized finishes include dark bronze and black anodized in stock for an upgrade. Custom Anodized finishes are available such as champagne bronze, medium bronze, ETC. Anodized finishes are the most resiliant in corrosive environments. Includes a 20-year finish warranty except on installations within 1 mile of saltwater.

Fluropon® Finishes: Upgrade option featuring hundreds of colors including metallic and non-metallic options. Custom color matches are also available upon request. Includes a 20-year finish warranty except on installations within 1 mile of saltwater.

RAL Powdercoat: Upgrade option featuring over 150 color choices to be selected from RAL color chart. Includes a 1-year finish warranty except on installations within 1 mile of saltwater.

Faux Wood: Upgrade option featuring 6 faux wood finishes. Includes a 10-year warranty except on installations within 1 mile of saltwater.

CUSTOM OPTIONS

ADA or Step-Over Pass Door*
Sloping Bottom
Awning Windows
Mail Slots
Energy Efficiency Package
Motor or Manual Operation
Corrosion Resistant Package
High Cycle Springs
Exhaust Ports
Matching Transoms, Side Lites, Entrance Doors, and Gates

*Please consult with ArmRLite regarding limitations.