



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
105 South 11th Street
May 21, 2014

Application: Demolition—principle building; New construction—infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309018100
Applicant: Remick Moore
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The application is to demolish a non-contributing commercial structure and to construct a new one-story commercial structure.</p> <p>Recommendation Summary: Staff recommends approval of the demolition and infill with the condition that staff approve a brick sample and the window and door selections prior to purchase and installation of these materials. With this condition, staff finds that the project meets Sections II.B. and IV.B. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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

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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks 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*

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

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

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

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

Four inch (4") nominal corner boards are required at the face of each exposed corner. Stud wall lumber and embossed wood grain are prohibited. Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing. When different materials are used, it is most appropriate to have the change happen at floor lines. Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate. Texture and tooling of mortar on new construction should be similar to historic examples. Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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.

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.

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.

Public Spaces

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

Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for "new construction" can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

Interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that face the street.

Interior dwellings should be "tucked-in" behind the buildings facing the street.

Direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Attached garages are only appropriate for rear units along the alley.

IV. B. Demolition

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 105 South 11th Street is a one-story commercial structure constructed c. 1946 (Figure 1). The structure does not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. The new development will also have to be reviewed by M.D.H.A.



Figure 1. 105 South 11th Street.

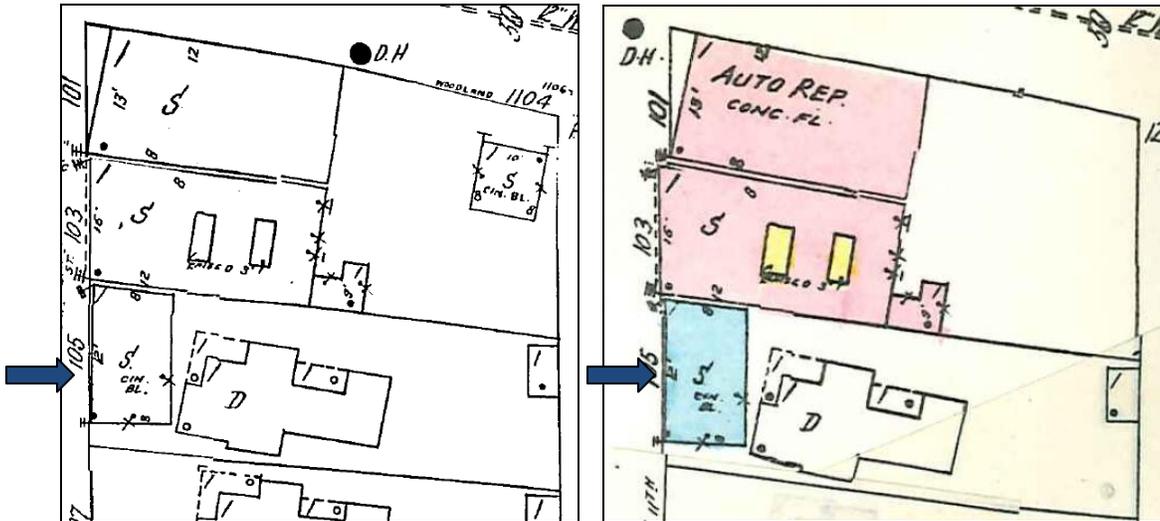
Analysis and Findings:

The application is to demolish a non-contributing commercial structure and to construct a new one-story commercial structure.

Demolition: The applicant proposing to demolish the existing commercial structure on the site (Figures 2 & 3). The existing structure is a concrete block building covered in vinyl siding. It was likely constructed c. 1946. The 1951 and the 1957 Sanborn maps show this concrete block structure as being situated in front of an earlier residential structure, which has since been demolished (Figures 4 & 5). Staff finds that the existing structure's date of construction, materials, and form are not consistent with other historic commercial structures in the Lockeland Springs-East End neighborhood, which are typically constructed of brick and have a more traditional storefront window pattern. Staff therefore finds that the demolition of the existing commercial structure meets Section IV.B.2. for appropriate demolition and does not meet Section IV.B.1. for inappropriate demolition.



Figures 2 & 3 show the front, side, and rear elevations of 105 South 11th Street.



Figures 4 & 5. The 1951 (left) and 1957 (right) Sanborn maps show the concrete block structure constructed in front of an older residential structure, which has since been demolished.

Height & Scale: The proposed new commercial structure will be one-story and approximately twenty-one feet (21') tall. This is about three feet, six inches (3'6") shorter than the historic commercial structure adjacent to it at 103 South 11th Street, and is approximately the same height as the commercial structure at 107 South 11th Street. Staff finds that historic commercial structures in the Five Points area range from approximately fifteen feet to twenty-five feet (15'-25'), and that the height of the proposed structure at 105 South 11th Street meets the design guidelines.

The new building will be approximately forty-four feet (44') wide. Like the existing structure on the site, it will abut the historic commercial structure at 103 South 11th Street, but will allow for a seven foot (7') wide walkway on the south side of the property. The new infill will be approximately fifty-nine feet (59') deep. Staff finds that the infill's height and scale meet Sections II.B.1. and 2. of the design guidelines.

Setback & Rhythm of Spacing: The new infill meets all base zoning setbacks. The new infill will be constructed at the sidewalk line, which is typical of commercial structures in the Five Points commercial section of the Lockeland Springs-East End neighborhood. The entryway will

be recessed between four and five feet (4'-5') so that the doors do not open directly over the public sidewalk. The infill will also abut the property line between it and the structure to its north, 103 South 11th Street. The applicant is proposing a seven foot (7') wide walkway on the south end of the lot, which is similar to the footprint of the existing structure (Figure 6). Staff finds that the gap between the proposed structure and the commercial structure at 107 South 11th Street is appropriate because it is not excessively wide, and because the structure at 107 South 11th Street is setback over twenty feet (20') from the sidewalk so the walkway will not detrimentally affect the commercial streetscape along South 11th Street. Staff finds that the infill's location and setbacks meet Section II.B.3. of the design guidelines.



Figure 6. The existing space on the south side of the property, as seen from the rear.

Materials: The front façade of the structure will be clad in brick, and staff asks to review a brick sample prior to purchase and installation of the material. The storefront windows will be aluminum storefront windows in a dark bronze color, and the primary doors will be glass and painted wood. Staff asks to review the final window and door selections. On the side façade, the brick will wrap the corner for approximately twenty-five feet (25'), after which the side façade will be painted concrete block. The rear façade will also be painted concrete block. Staff finds this to be appropriate because these two façades will be at most minimally visible from the street. A fence in the rear will be wood. The material of the roof will not be visible because the roof is flat. With the staff's final approval of a brick sample and the windows and doors, staff finds that the project's materials meet section II.B.4. of the design guidelines.

Roof form: The proposed infill will have a flat roof, which is typical of historic commercial structures in the Lockeland Springs-East End neighborhood. Staff finds that the project meets Section II.B.5. of the design guidelines.

Orientation: The infill is oriented to face South 11th Street, with a recessed entry facing South 11th Street. The south side elevation will have a walk-up, take-out window. Staff finds that the project's orientation meets Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The front façade will have four large storefront windows and a wood and glass entryway, which is appropriate. The south side elevation, which will be partially visible, will also have large window openings typical of a commercial structure. Staff finds that the project's proportion and rhythm of openings meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: Parking for the site will be provided in the rear of the lot, accessed via the alley, which is appropriate (Figure 7). On the south façade will be two benches on either side of the walk-up take-out window. On the rear, there will be a patio for outdoor dining. Also on the rear will be an exterior walk-in



Figure 7. The rear yard will contain seating for outdoor dining, parking, and dumpsters.

cooler, which will not be visible behind the fence. The building's dumpsters will be located on the alley, which is appropriate. The location of the HVAC and other utility equipment was not specified. This review does not include exterior lighting or signage. Although a general area for signage is noted on the plans, no specific information about type, materials and dimensions was noted. Staff finds that the project's known appurtenances meet Section II.B.9. of the design guidelines.

Recommendation Summary: Staff recommends approval of the demolition and infill with the condition that staff approve a brick sample and the window and door selections prior to purchase and installation of these materials. With this condition, staff finds that the project meets Sections II.B. and IV.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Context Photos:



Historic brick commercial structure next door at 103 South 11th Street.



Bongo Java at 107 South 11th Street and the vacant lot to its south.



Across the street and to the south of the site.



Directly across the street from the side, the side of 1024 Woodland Street (3 Crow Bar)



The strip of commercial structures along Woodland Street in Five Points



103 and 105 South 11th Street as seen from across Woodland Street.

5-13-14 schematic

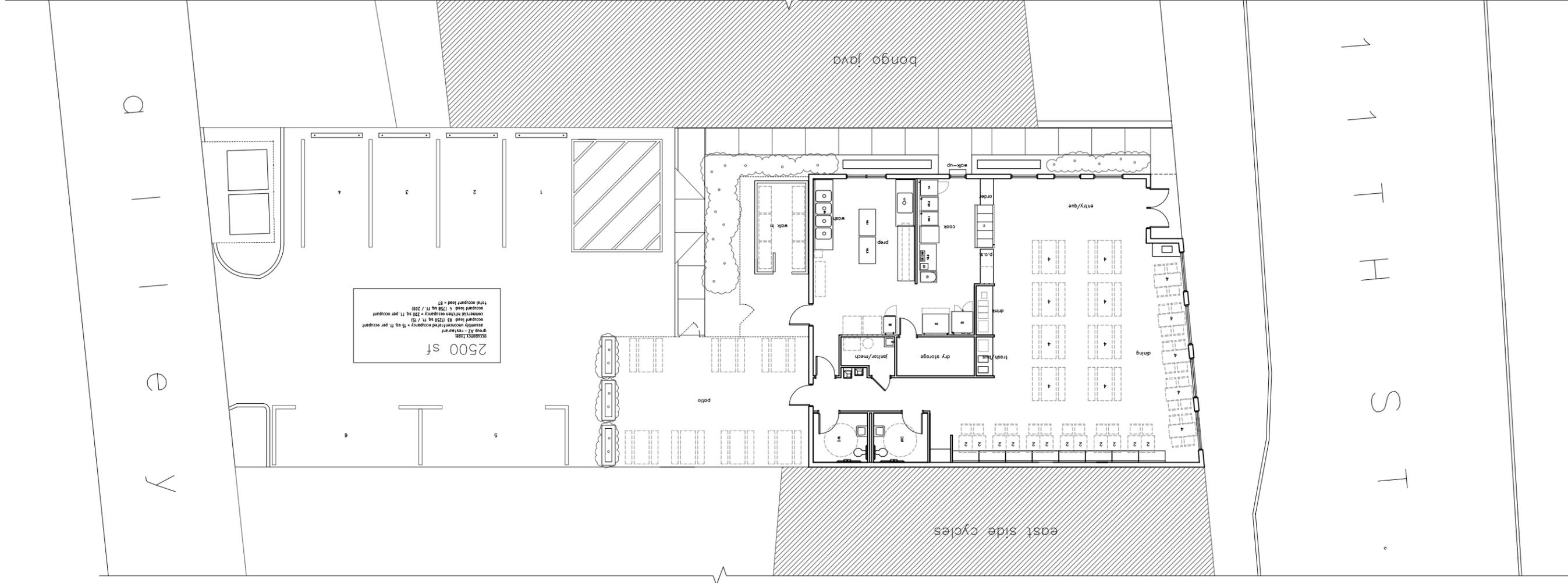
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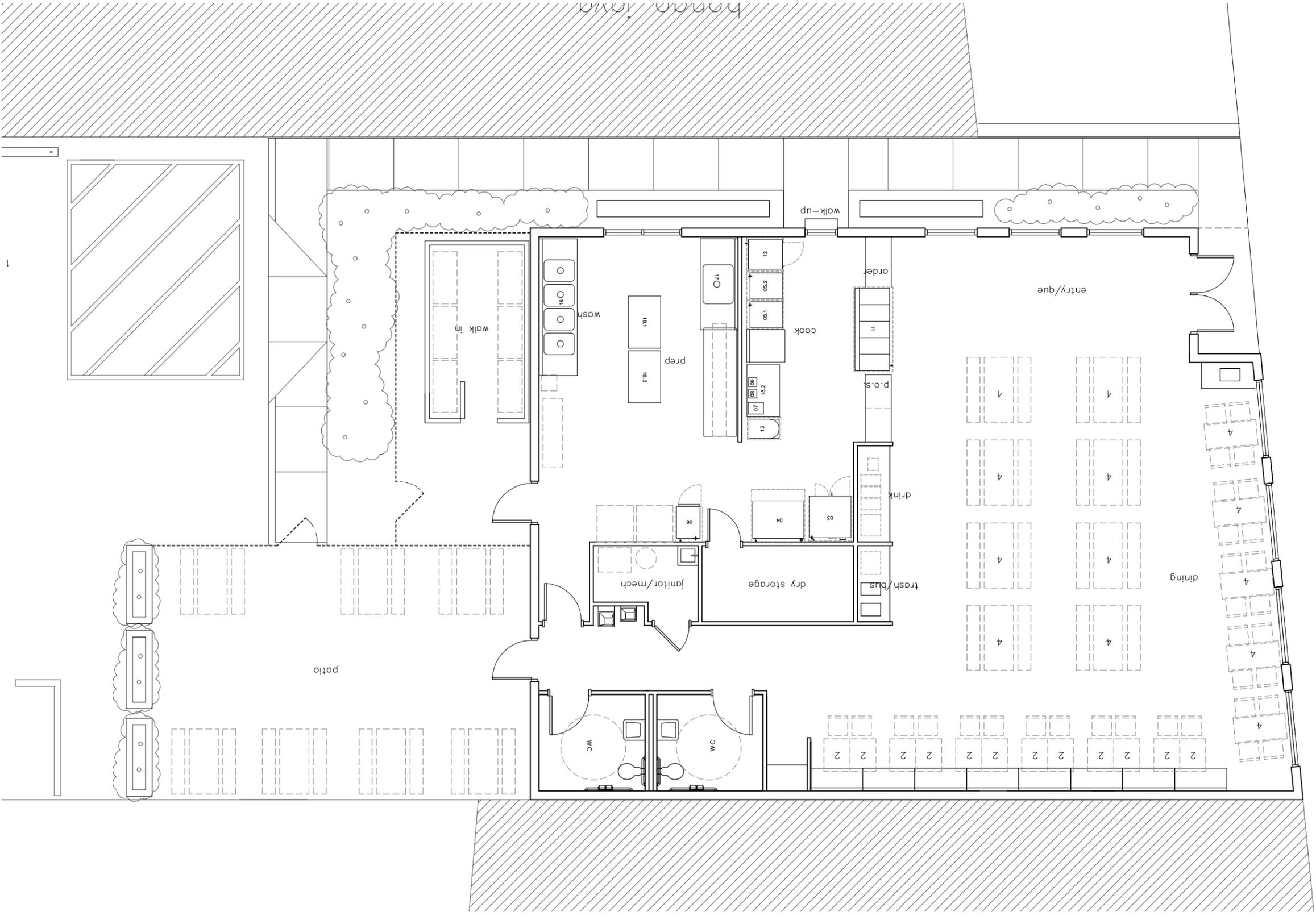
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REMIK MOORE ARCHITECT

1 SITE PLAN
 1/16" = 1'





1 PLAN
1/8" = 1'

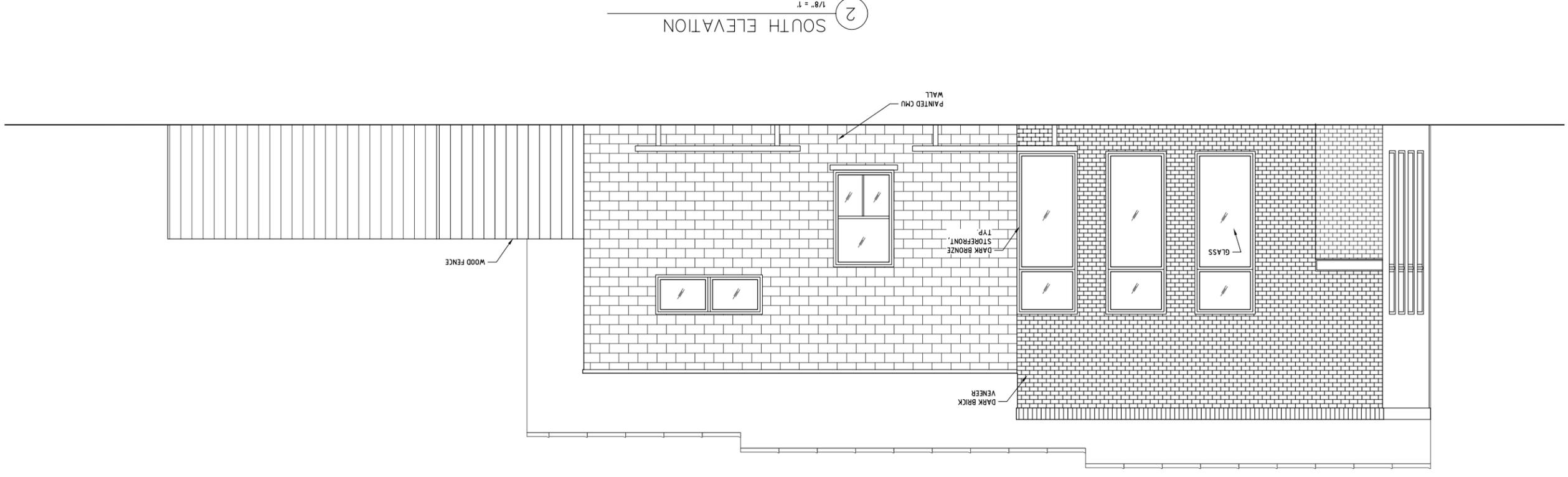
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plans

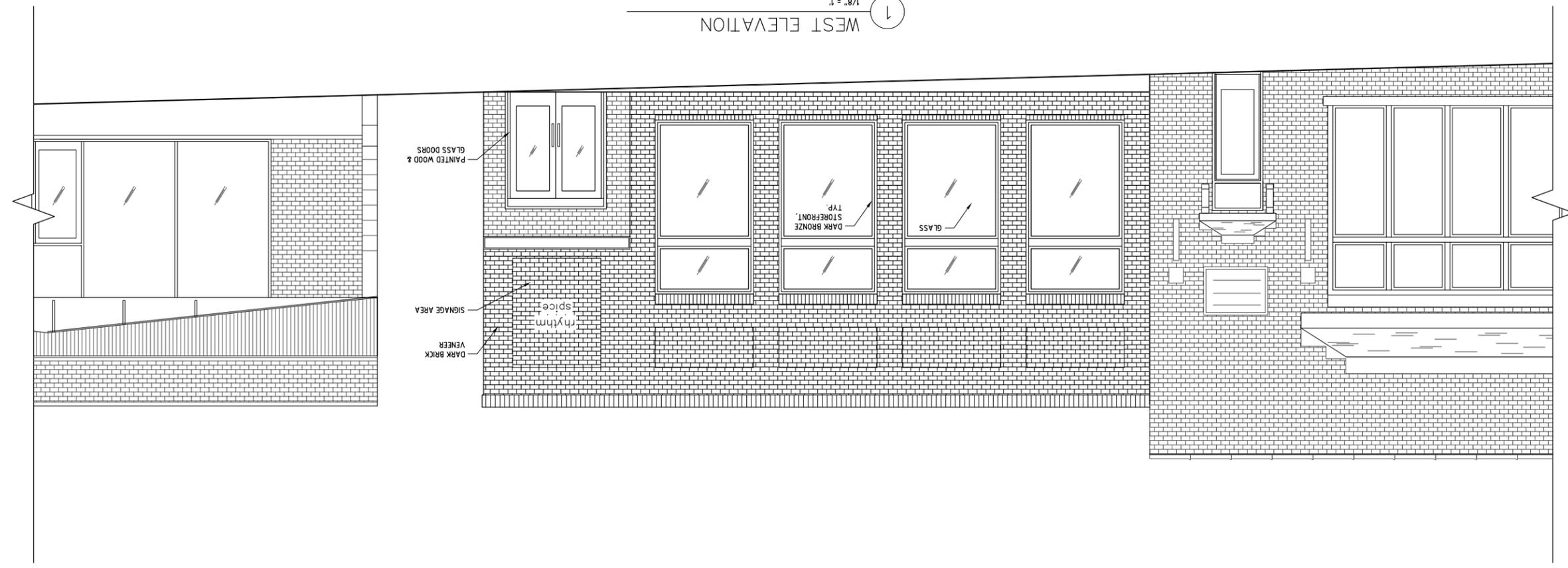
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2 SOUTH ELEVATION
1/8" = 1'



1 WEST ELEVATION
1/8" = 1'

A2
schematic
5-13-14

elevations

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2 CMU



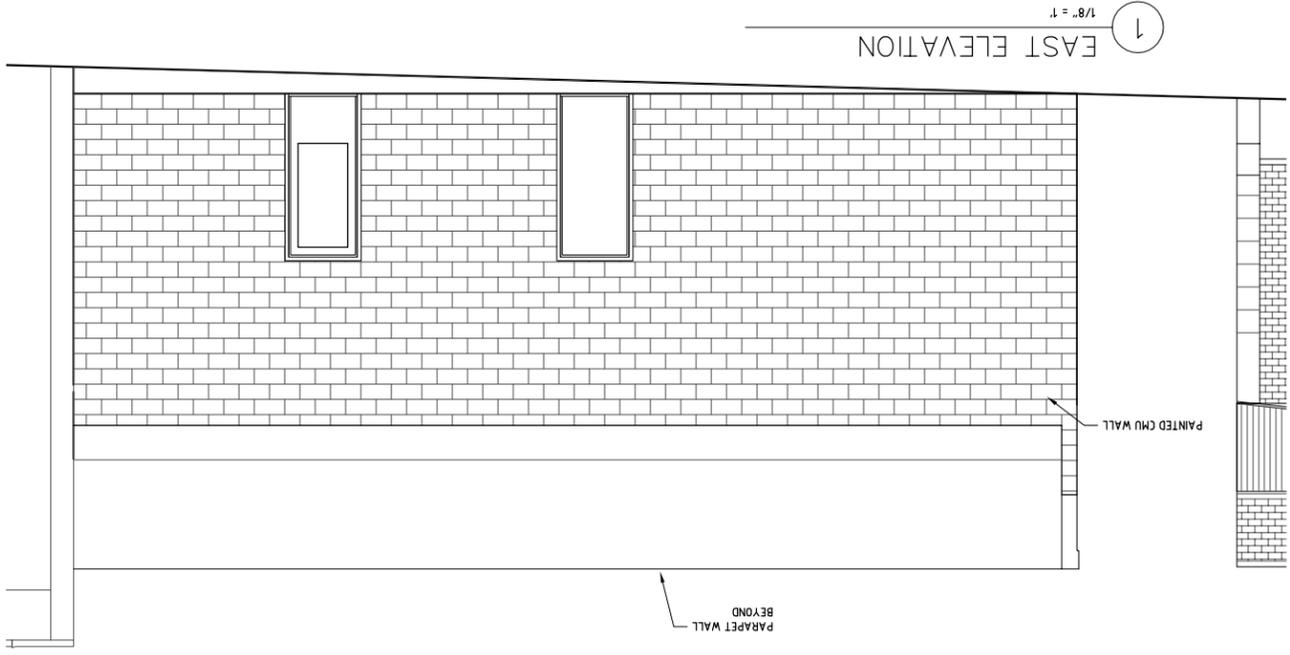
3 BRONZE STOREFRONT COLOR



4 BRICK



5 BRICK



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