

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION
105 South 11th Street
December 16, 2015

Application: New construction - infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309018100
Applicant: Preston Quirk, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The application is to construct two buildings on a vacant lot in the Five Points area of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p> <p>Recommendation Summary: Staff recommends approval of the proposed infill with the conditions that:</p> <ul style="list-style-type: none">• The topography be verified so that the height of the two-story front façade is limited to thirty feet (30') and the third story is limited to forty-five feet (45') tall;• The storefront frieze is wood or fiber cement;• The window, and door selections are approved by MHZC Staff prior to purchase;• The front façade be brick and that all masonry and metal be approved by MHZC Staff prior to purchase;• An eighteen inch (18") to thirty-six inch (36") brick, wood, or fiber cement bulkhead be added below the storefront windows; and• The HVAC and utility connections are at the rear or behind the midpoint on a non-street-facing façade. <p>With these conditions, Staff finds that the proposal meets the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</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.

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

2. Scale

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

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

3. Setback and Rhythm of Spacing

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

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

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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

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

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

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

5. Roof Shape

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

orientation of surrounding buildings.

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

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

Generally, two-story residential buildings have hipped roofs.

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

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

6. Orientation

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

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

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.

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

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.

Background: The lot at 105 South 11th Street is vacant, previously occupied by a one-story commercial building that was recently demolished.

A proposal to construct one-story infill on the lot was approved by the MHZC in May of 2014, but at this point only the demolition has been completed.

Analysis and Findings: The applicant is proposing to develop the lot with two detached buildings: a two- to three-story building at the front of the lot and a two-story building at the rear.

Height & Scale:

The front building will have a traditional two-story commercial form with a first story storefront on the street level. The building will be forty feet (40') wide, extending fifty-eight feet (58') deep into the lot. The building's footprint will cover two thousand, two hundred square feet (2,200 sf). The front façade will read as two-stories at thirty-feet (30') tall from the finished floor level, with the third story set back ten feet (10') from the front of the building and rising an additional fifteen feet (15').

The width of forty feet (40') is in keeping with the widths of other commercial buildings in Five Points, which primarily range between twenty-five feet (25') and fifty feet (50'). The majority of historic commercial buildings in the immediate vicinity are one-story (~20' - ~25' tall) with several exceptions in the greater Five Points district. 1017 Woodland Street (Margo Cafe) reads as two stories but is only approximately twenty-one (21') feet tall. Two historic two-story buildings are approximately a block away: Woodland Studios (1101 Woodland Street) which is thirty-one (31') tall and 1000 Main Street, which is forty-six feet (46') tall. The proposed heights and third-story setback meet the requirements of MDHA's design guidelines for Five-Points. The MDHA design guidelines were created in 2000, after the establishment of the neighborhood conservation zoning overlay design guidelines, and this guidance has been added to Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines as italicized information as it was the intent of the neighborhood that these specifications should be applied to the overlay as well. In addition there is a vacant lot one building to the left and a non-contributing building immediately to the right of this lot which would allow for similar scaled buildings.



Figure 1: 1101 Woodland Street



Figure 2: 1000 Main Street

Although the submitted plans show the lot as being flat, staff observed that the lot actually rises one foot (1') north-to-south and falls four feet (4') east-to-west. Staff asks as a condition of approval that the applicant verify the topography and, if necessary, reduce the height of the building accordingly to be no taller than thirty feet (30') and forty-five (45') feet as described previously.

The rear building will be thirty-one feet (31') tall. The footprint of this building will be trapezoidal in shape, the width at the front will be thirty-seven feet (37') and the footprint area of the building will be nine hundred, seventy square feet (970 sf). The two-story rear building will be minimally visible from South 11th Street. The left side will be highly visible from Woodland Street; however, but it is likely that the vacant lot at 101 South 11th Street will eventually be developed, which will greatly minimize the view of the rear building proposed.

With the condition that street-facing building not exceed thirty feet (30') in height in the front and forty-five (45') in the back, Staff finds the height and scale to be appropriate because of the context of the Five Points district and because the project meets the specifications of the MDHA design guidelines. For these reasons, the project meets section II.B.1 and 2.

Orientation, Setback & Rhythm of Spacing:

The primary building will abut the historic building to the left, spanning across forty feet (40') of the fifty foot (50') wide lot, leaving a ten foot (10') wide outdoor seating area on the right side. This location is appropriate for a commercial building. The front of the primary building will match the orientation of the adjacent historic building to the left, fronting South 11th Street directly.

The rear building will be constructed at the rear of the lot, twenty feet (20') from the rear of the property line and ten feet (10') from the left, which meets bulk standards. The rear setback and massing is also appropriate for this CS zoned property because it backs up to MUL zoned properties, rather than residential. The front and rear buildings will be forty feet (40') apart, but will be connected by an uncovered walkway at the second level. Upper level walkways have been approved in the past if they are in minimally visible locations. In this case it will not likely be visible from South 11th Street and its visibility from Woodland Street, will likely be obscured by a new building at 101 South 11th Street, at some point.

Staff finds the orientation and setbacks of the proposal to be compatible with surrounding historic buildings and to meet sections II.B.3 and II.B.6 of the design guidelines.

Materials:

The front building will primarily be brick, with the front façade clad with a cast-stone veneer. The rear building will also be brick, with a decorative metal screen wall on the front of the second story. Staff recommends that the front of the building be clad in brick, to be in keeping with the historic buildings in Five Points. The metal screen wall is

appropriate for the rear building because of its minimal visibility. Staff recommends final approval of all masonry and metal materials.

The storefront on this building will have aluminum accordion-style windows with a PVC cornice or frieze above. PVC is not an appropriate material for the storefront frieze, so Staff recommends that the frieze be made of wood or a fiber cement panel. Staff recommends the addition of a bulkhead (see “proportion and rhythm of openings” analysis), which could also be brick, wood, or fiber cement.

With the conditions noted previously, Staff finds that the project would meet section II.B.4 of the design guidelines.

Roof form:

The roof of the front building will be flat with a parapet at the edge. The rear building will have a low-slope to the side and rear, but from the front will appear to be flat as well. Flat roofs are typical of commercial buildings and are compatible with buildings nearby.

Staff finds these roofs to be compatible with surrounding historic buildings and that the project would meet section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings:

The front building will have three-bayed storefront with aluminum accordion-style windows with a rhythm similar to historic commercial buildings nearby. However, the windows extend to the floor whereas historic storefronts would typically have a bulkhead below the windows. Staff recommends that an eighteen inch (18”) to thirty-six (36”) bulkhead be added. The second story will have a row of three three-part windows, which are appropriate for commercial buildings’ upperstories. The third story, set back ten feet (10’) from the front façade, will also have three bays of accordion doors. The right side of the building will have regularly spaced doors and windows, but there will be no openings in the left side of the building.

Similarly, the back building will have no windows on the right side that sits directly on the property line. The front of this building will have large windows and doors divided into small squares, somewhat similar to factory or warehouse windows.

With the condition that a bulkhead be added below the storefront windows, Staff finds the project’s proportion and rhythm of openings to be appropriate for commercial buildings and to meet section II.B.7 of the design guidelines.

Appurtenances, Utilities:

The plans do not indicate locations of HVAC and utility connections. Staff recommends that they be on the rear or behind the mid-point of the building on a non-street-facing façade. Meeting this condition, Staff finds that the proposal will meet section II.B.9 of the design guidelines.

Recommendation:

Staff recommends approval of the proposed infill with the conditions that:

- The topography be verified so that the height of the two-story front façade is limited to thirty feet (30') and the third story is limited to forty-five feet (45') tall;
- The storefront frieze is wood or fiber cement;
- The window, and door selections are approved by MHZC Staff prior to purchase;
- The front façade be brick and that all masonry and metal be approved by MHZC Staff prior to purchase;
- An eighteen inch (18") to thirty-six inch (36") wood or fiber cement bulkhead be added below the storefront windows; and
- The HVAC and utility connections are at the rear or behind the midpoint on a non-street-facing façade.

With these conditions, Staff finds that the proposal meets the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



105 South 11th Street (vacant lot with picnic tables).



103 South 11th Street, one-story historic commercial building.



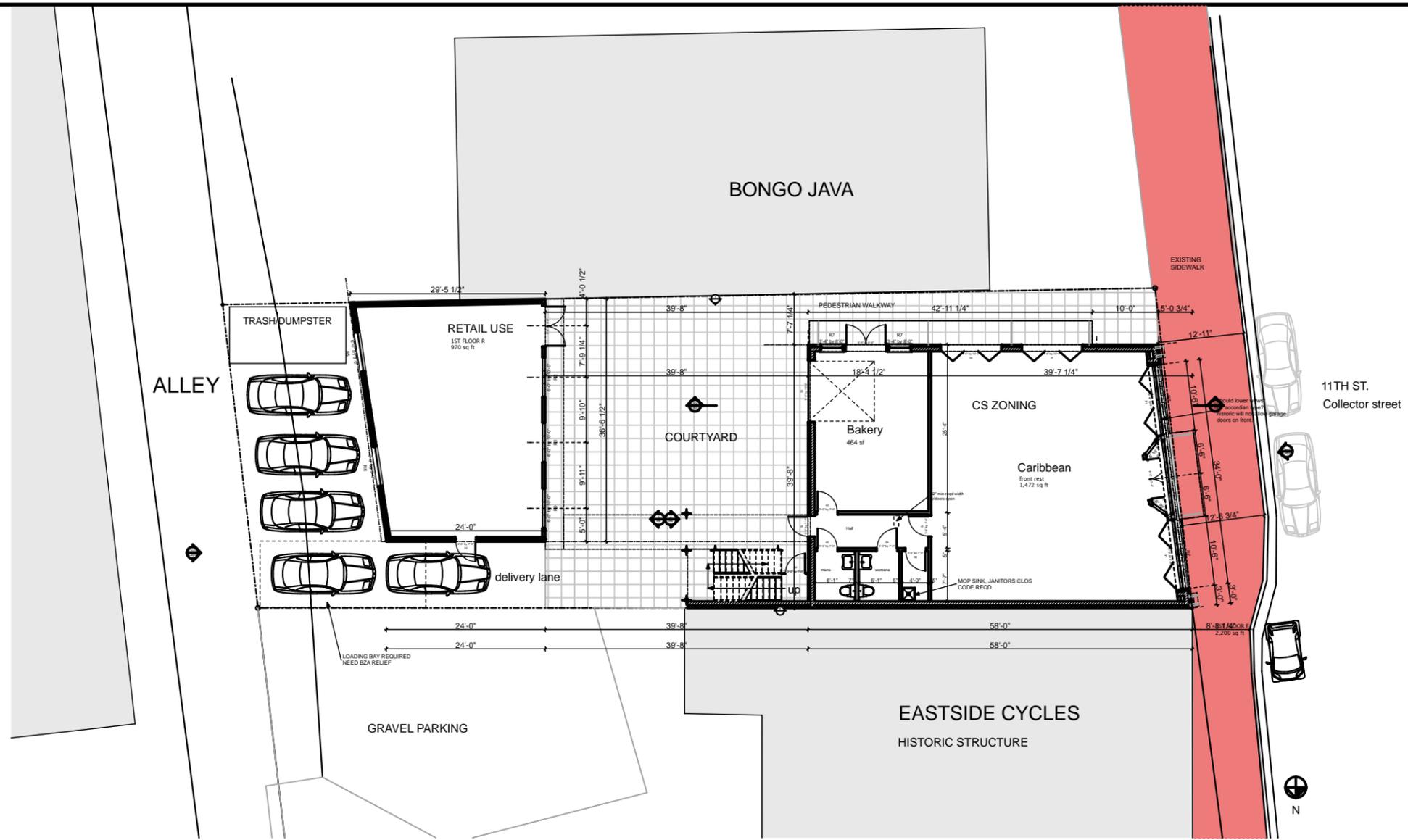
107 South 11th Street, one-story non-contributing building.



Nearby historic context on Woodland Street.



Facing the southwest corner of Woodland and South 11th Streets.



1 SITE PLAN

SCALE: 1" = 20'

FLR AREA:	USES	PARKING REQMTS
1472 SF	MAIN BLDG 1ST FLR: FULL SVC RESTAURANT - 1000 SF EXEMPT 1472 SF -1000 = 472/150 SF PER SPACE = 3 SPACES REQD	0 SPACES REQD
464 SF	BAKERY - RETAIL - 2000 SF EXEMPT	4 SPACES REQD
2200 SF	2ND FLR - BED & BREAKFAST - 4 RMS	3 SPACES REQD.
1803 SF	3RD FLR - 3 APTS	
970 SF	REAR BLDG: 1ST FLR: RETAIL - 2000 SF EXEMPT	0 SPACES REQD
970 SF	2ND FLR - BED & BREAKFAST - 3 RMS	3 SPACES REQD
TOTAL 7879 SF	TOTAL PARKING REQD LESS 20% UZO DEDUCTIONS = PARKING PROVIDED - 5 SPACES TOTAL (4 SPACES ON SITE PLUS 2 ON STREET/COUNTS AS 1 FOR PROJECT)	13 SPACES 10 REQUIRED

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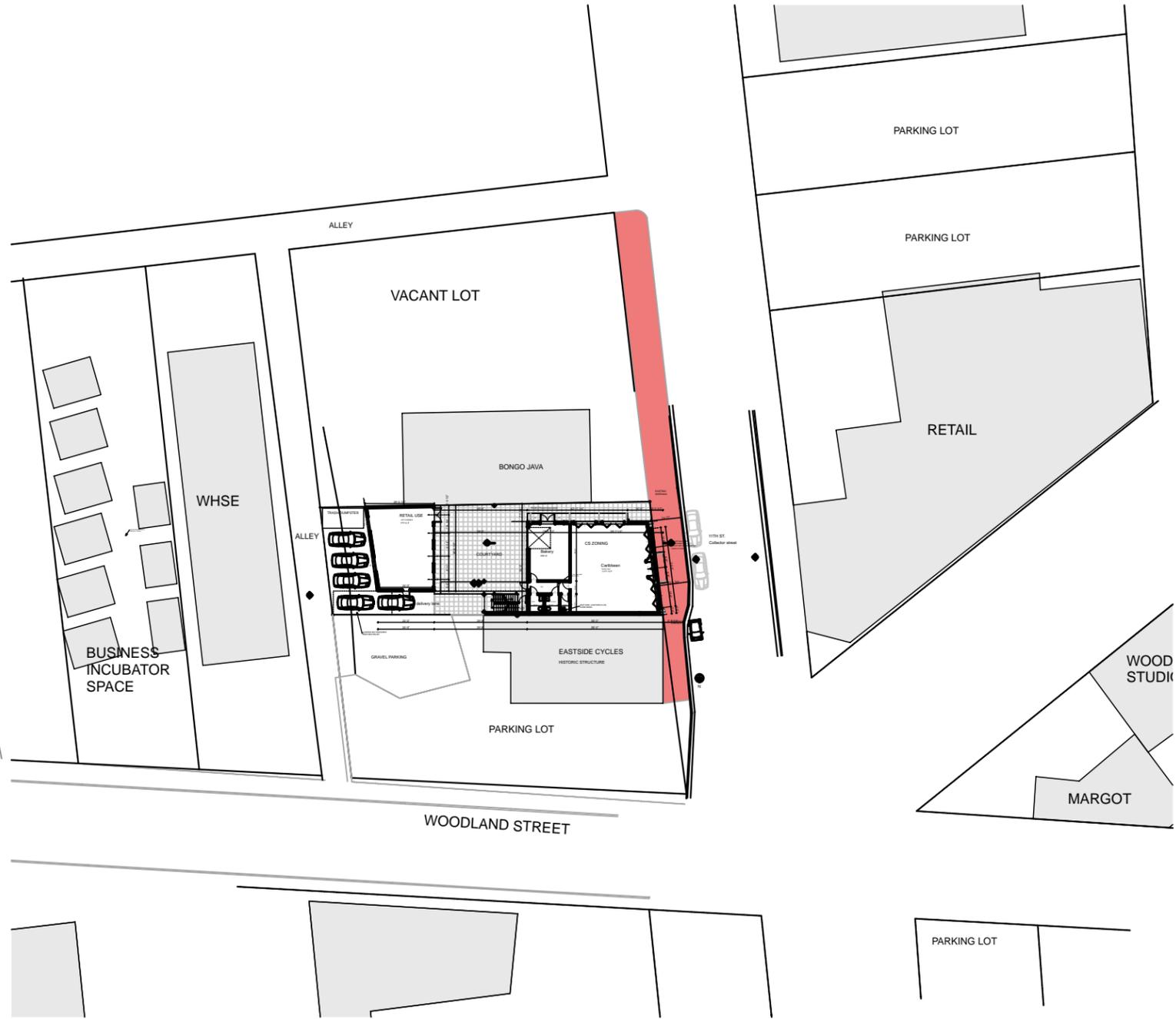
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Caribe Hospitality GP
105 11th Street
Nashville, TN 37206

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SITE PLAN

C1



1 VICINITY MAP

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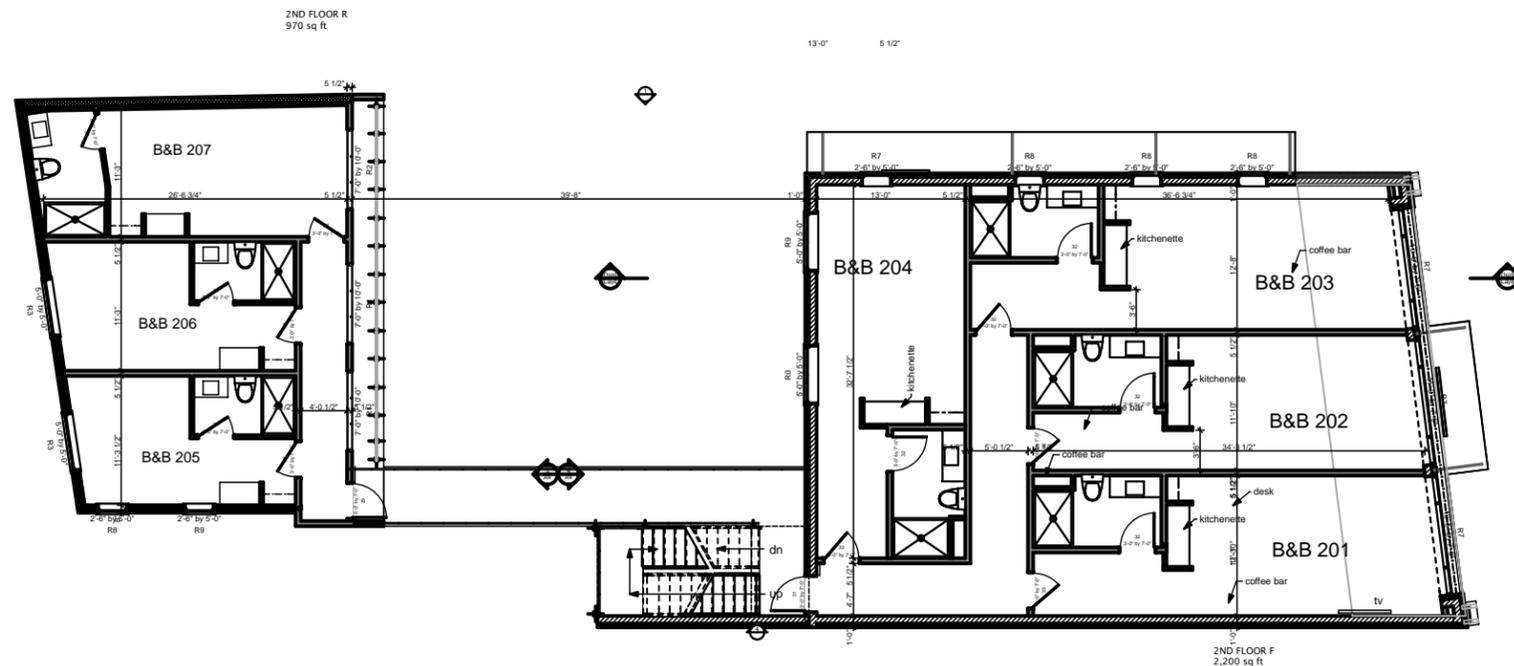
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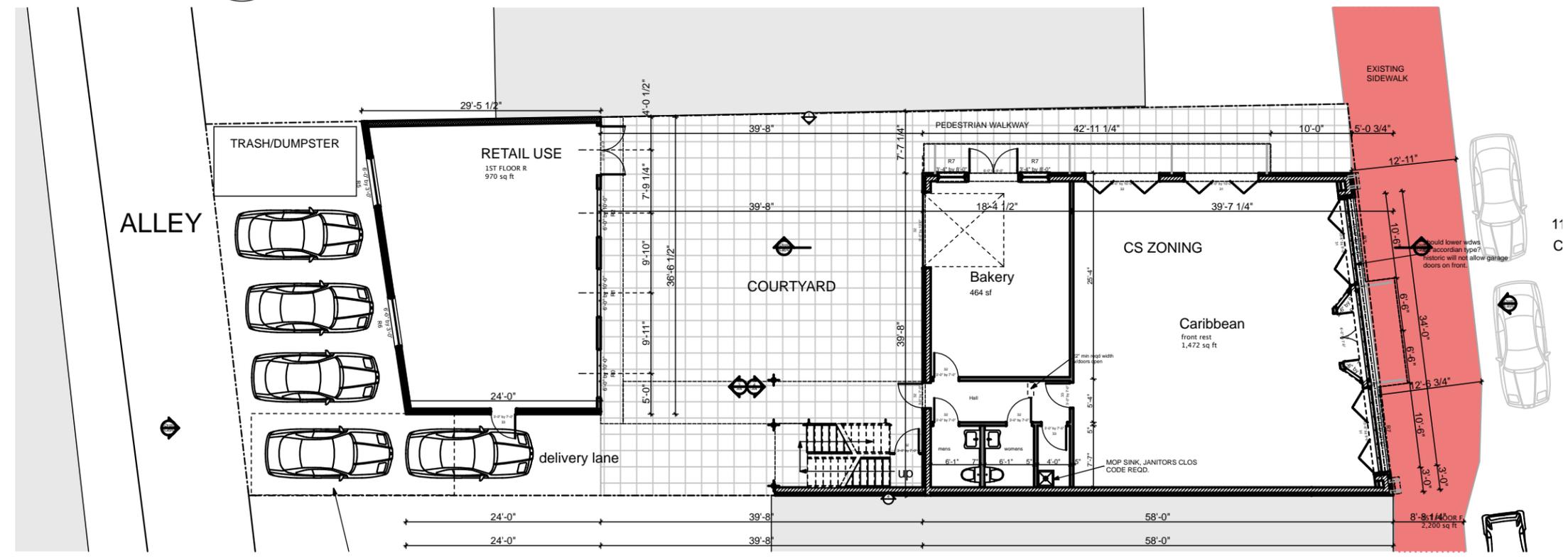
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VICINITY MAP



2 2ND FLR PLAN
SCALE: 1/16" = 1'-0"



1 1st FLOOR
SCALE: 1/16" = 1'-0"

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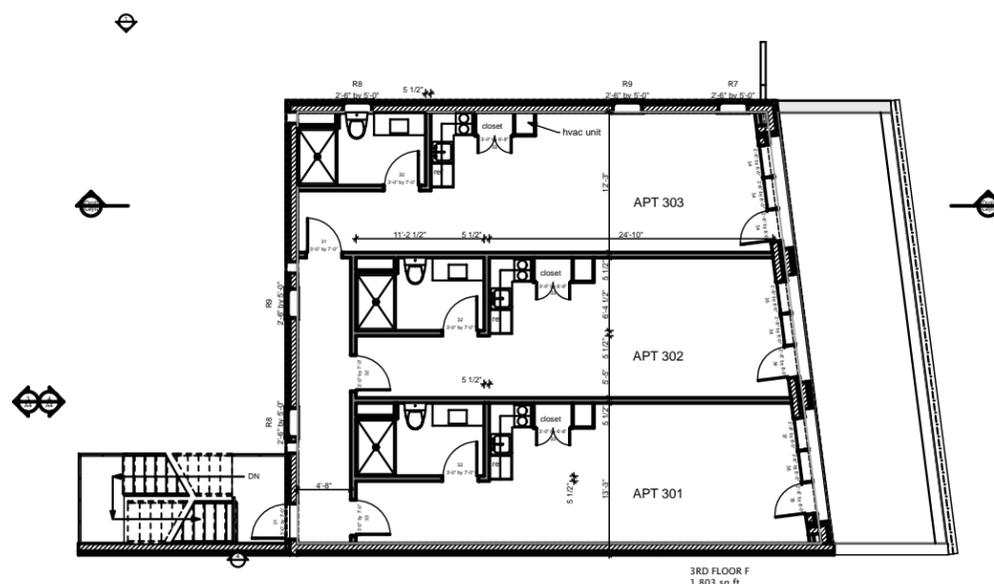
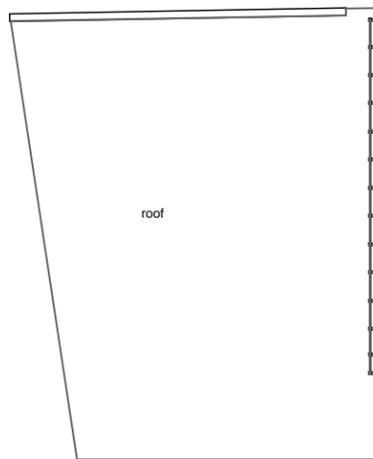
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1ST/2ND FLR PLANS

A1



3RD FLOOR F
1,803 sq ft

1

3RD FLR PLAN

SCALE: 1/16" = 1'-0"

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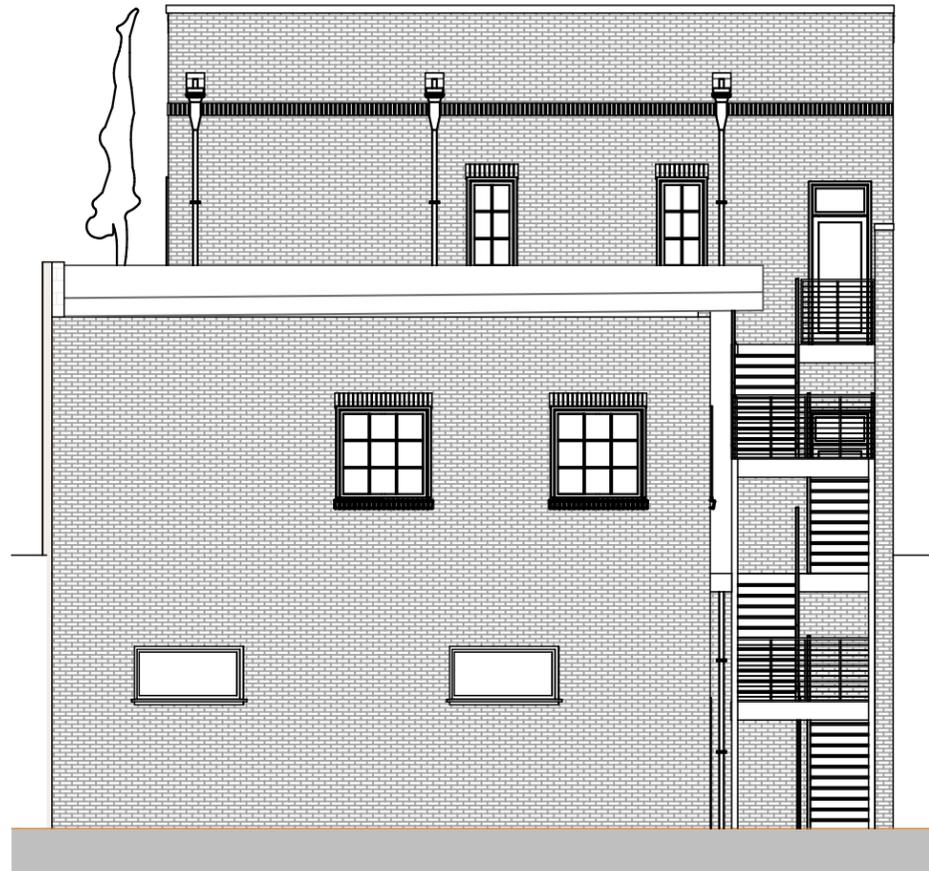
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3RD FLR PLAN/ROOF
PLAN

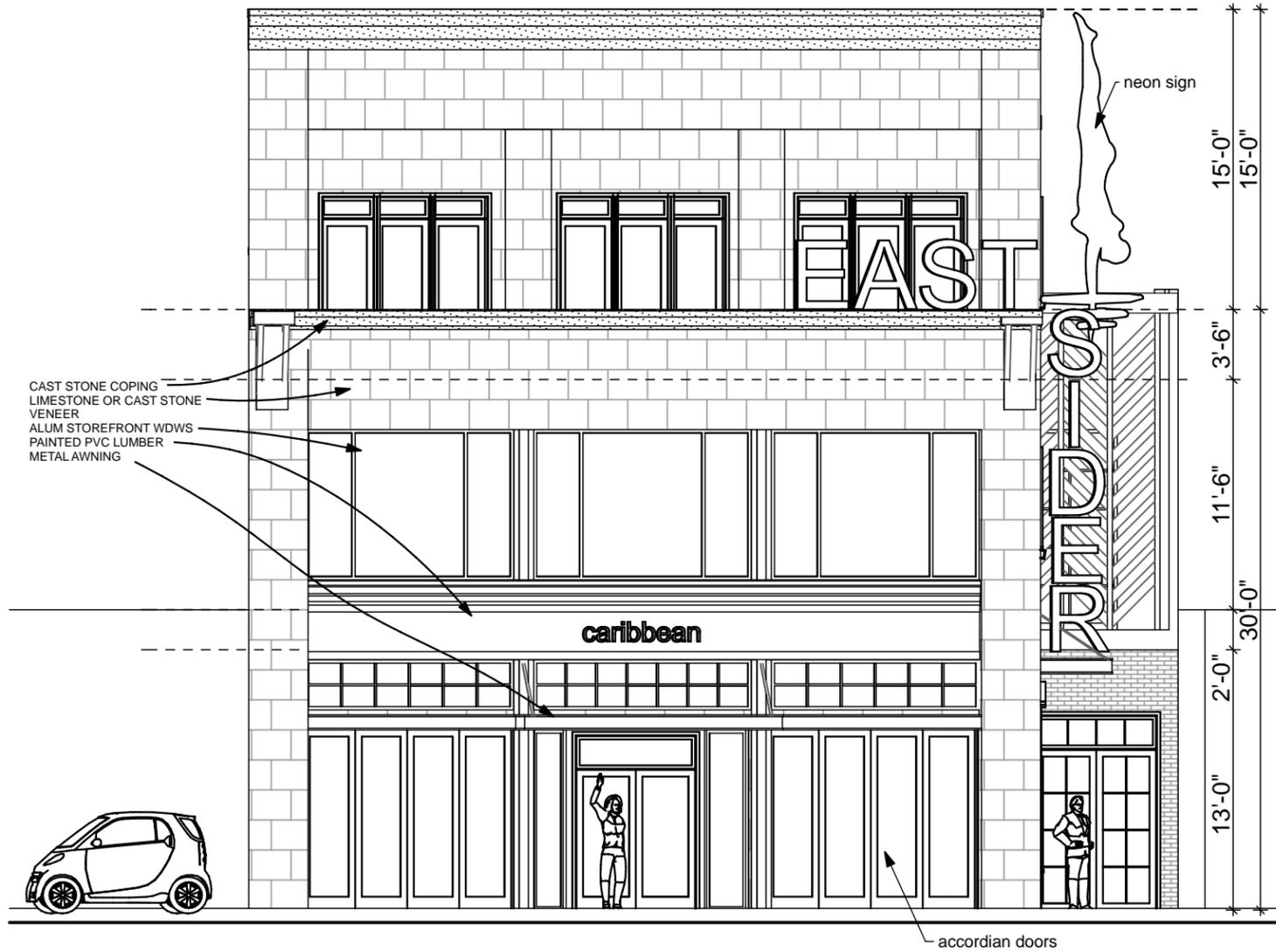
A2



1

REAR ELEVATION

SCALE: 1" = 10'



2

FRONT ELEVATION

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

CAST STONE COPING
 LIMESTONE OR CAST STONE
 VENEER
 ALUM STOREFRONT WDWS
 PAINTED PVC LUMBER
 METAL AWNING

accordian doors

neon sign

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ELEVATIONS 1

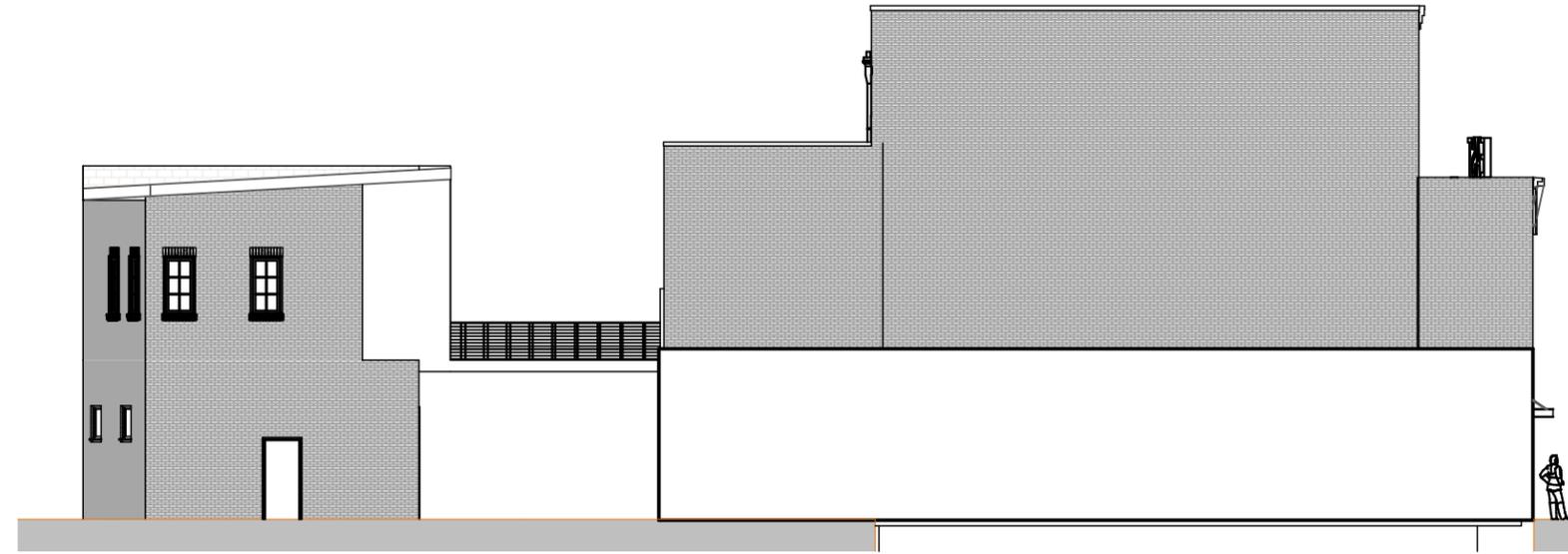
A3



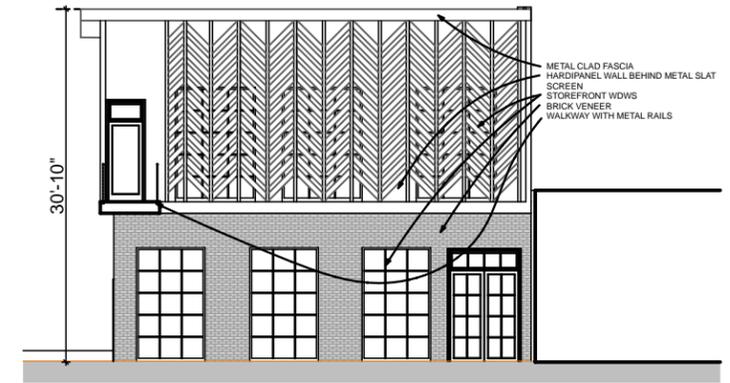
1 RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



4 REAR ELEV, F BLDG
SCALE: 1" = 10'



2 LEFT ELEVATION
SCALE: 1/16" = 1'-0"



3 FRONT ELEV, R BLDG
SCALE: 1/16" = 1'-0"

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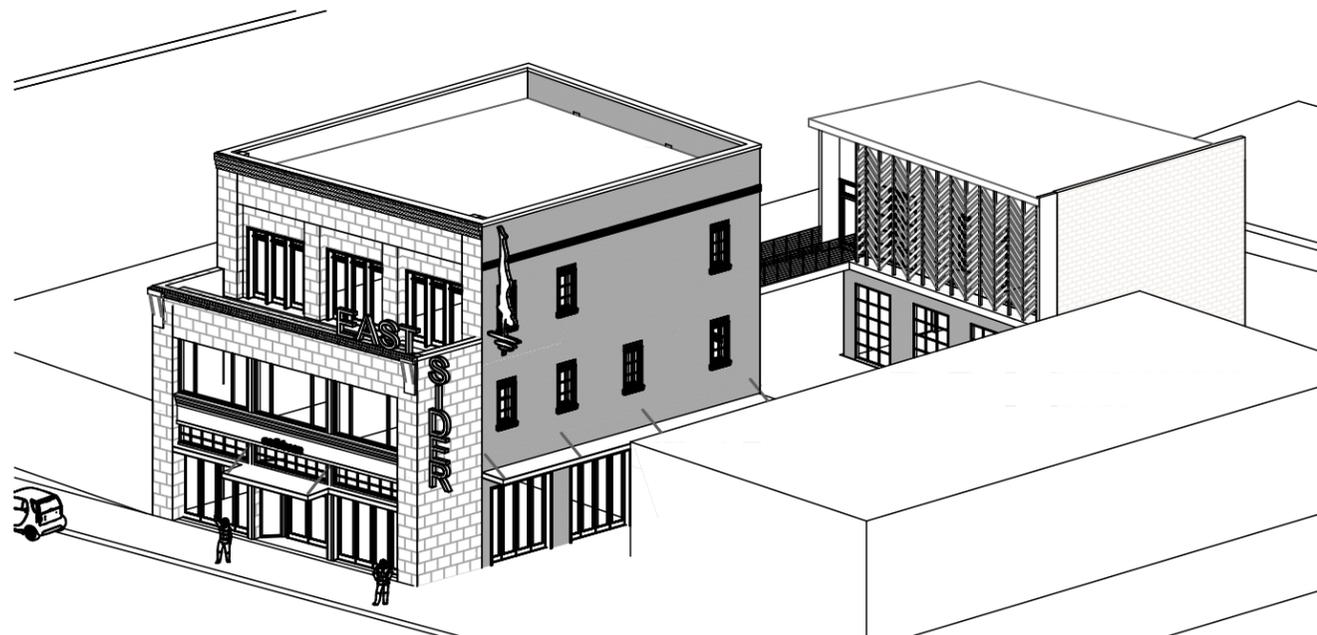
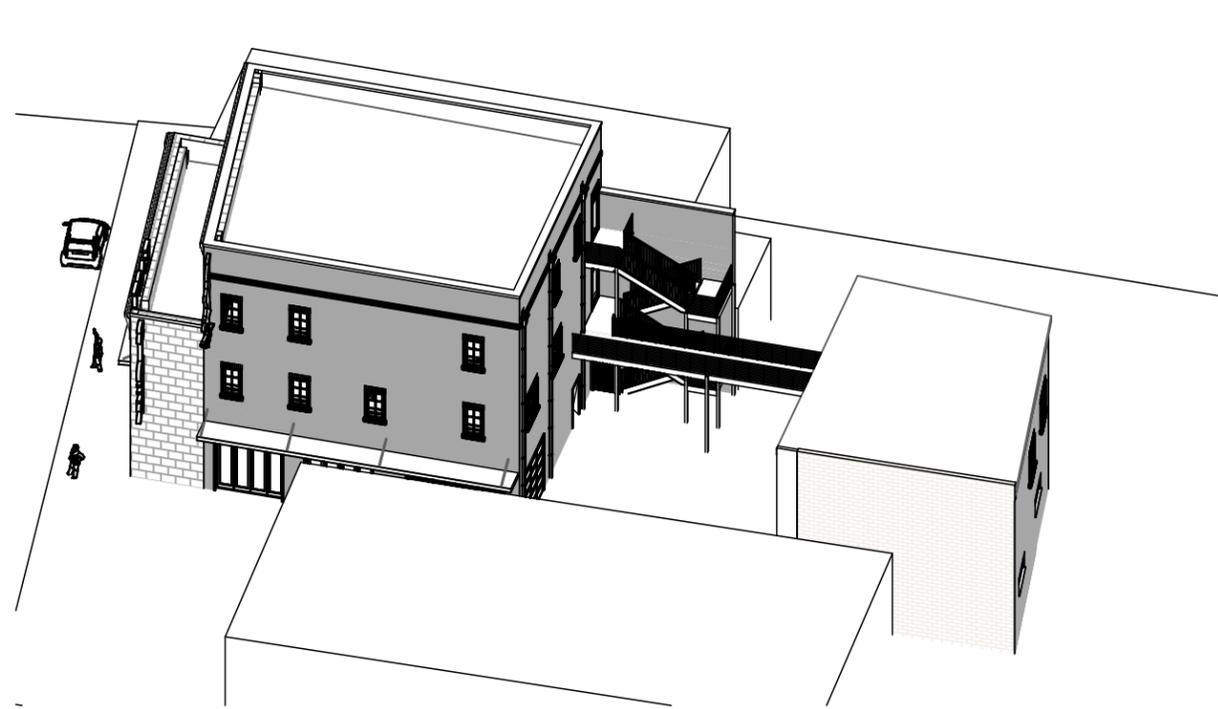
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ELEVATIONS 2

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3D VIEWS

A5