

MEGAN BARRY
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
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STAFF RECOMMENDATION
105 South Eleventh Street
March 15, 2017

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: Robin Zeigler, robin.zeigler@nashville.gov

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.

Recommendation:

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

- The window (including transom) and door selections (including rollup door) are approved by MHZC Staff prior to purchase;
- The color texture and dimensions of masonry and metal is approved by the MHZC Staff prior to purchase;
- The following materials are approved by MHZC Staff prior to purchase: floor and stairs of recessed opening, lighting, rear stair and pavers; and,
- The HVAC and utility connections are at the rear or on the rooftop.

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.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

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 Eleventh Street is vacant, previously occupied by a one-story commercial building that was demolished as part of a May 22, 2014 permit (2014-000176).



A proposal to construct one-story infill on the lot was also approved by the MHZC in May of 2014 but was not constructed. Another version of the building was approved by the Commission on December 16, 2015 with conditions that required new drawings. The Commission's rules of order and procedure state that the Commission's decision is void

if a permit is not issued within three months. Since new drawings were not received until recently, well past that time-frame, the project is returning to the Commission.

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

Commissioner Gee moved to approve the project 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 18" - 36" brick, wood, or fiber cement bulkhead be added below the storefront windows; and
- The third story is reduced in height to a minimum practical height;
- The HVAC and utility connections are at the rear or behind the midpoint on a non-street-facing façade.

Commissioner Mosley seconded based on the fact that the proposal with the conditions meets the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Vice-chairman Nielsen and Commissioner Kaalberg voted against the project as proposed. Chairman Tibbs voted in favor of the project, providing the required four concurring votes for the motion to pass.

Review of primary changes from previous proposal

	Previous	Current
Rear Building height	2-stories/30'	1-story/~17'
Front building height	30'/45'	30'/42'
Grade	Didn't consider grade changes	Considers grade changes and shows a taller bulkhead as a result
Primary cladding on front	Stone	brick
Depth of front building	58'	59' 2"
Location of dumpsters	Unknown	Located to side of rear building which used to be a parking space
Location of rear roll up door	Right side of building	Center of building

Height & Scale:

The front building will have a traditional two-story commercial form with a first story storefront on the street level and a stepped-back third level. The front façade will read as two-stories at thirty-feet (30') tall from the finished floor level, with the third story stepped back ten feet (10') from the front of the building for a total height of forty-two feet (42'). 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 one block away: Woodland Studios (1101 Woodland Street) which is thirty-one (31') tall and 1000 Main Street, which is forty-six feet (46') tall. 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 similarly scaled buildings, if this one is approved.



Figure 1: 1101 Woodland Street



Figure 2: 1000 Main Street

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.

The building will be approximately forty-feet (40') wide, extending approximately fifty-nine feet (59' 2") deep into the lot. The width 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 front building's footprint will cover approximately two thousand square feet (2,000 sf). The front building is connected to the rear building with exterior stairs and equipment. The rear building has a footprint of approximately nine hundred and seventy square feet (970 sq. ft.).

The rear building will be one-story and approximately eighteen feet (18') 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 rear building will be minimally visible from South Eleventh Street. The left side will be highly visible from Woodland Street; however, it is likely

that the vacant lot at 101 South Eleventh Street will eventually be developed, which will greatly minimize the view of the rear building proposed.

Staff finds the height and scale to be appropriate because of the context of the Five Points district and the proposal meets the conditions of the previous approval. 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.

The rear building will be constructed twenty-six feet (26') 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.

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 on the front and right side with painted concrete block on the left and rear sides. A change in material between the front and side walls of historic commercial buildings was a common practice and brick is a common material for commercial buildings in Five Points. The rear building will also be concrete block, with a decorative metal screen wall across the front of the building. 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 two brackets will be cast stone and the coping will be EIFS. In the past, EIFS has not been approved by the commission; however, in this case the use is minimal and located high on the building. EIFS will also be used to enclose a cooler located behind the building, which will not be visible from the street. Staff finds EIFS to be appropriate in these two locations and as a secondary material.

The storefront on this building will have aluminum windows. The material of all other windows, doors (including rollup door) were not noted. There will be a flat aluminum canopy over the front door and on the right side of the building. The floor and steps of the recessed entrance were not noted. The rear stair material and courtyard pavers were not noted.

With additional information regarding materials, Staff finds that the project could meet section II.B.4 of the design guidelines.

Roof form:

Both buildings will have a parapet wall. Parapet walls 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 a three-bay storefront with aluminum windows and with a rhythm similar to historic commercial buildings nearby. The second story will have a row of three three-part windows. Upper levels of historic commercial buildings typically have smaller “punched” openings; however, staff finds the proposed to be appropriate for a new building. The third story, set back ten feet (10’) from the front façade, will have three doors with side lights, reading as three doors per bay. 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, which is appropriate for commercial buildings.

Openings on the rear building will not be very visible because of the metal screen and the building’s location; however, this is appropriate for a secondary building located at the rear of the lot with minimal visibility.

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 on the rooftop. Meeting this condition, Staff finds that the proposal will meet section II.B.9 of the design guidelines.

Signage is shown on the plans but not reviewed by the MHZC in this district.

Recommendation:

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

- The window (including transom) and door selections (including rollup door) are approved by MHZC Staff prior to purchase;
- The color texture and dimensions of masonry and metal is approved by the MHZC Staff prior to purchase;
- The following materials are approved by MHZC Staff prior to purchase: floor and stairs of recessed opening, lighting, rear stair and pavers;
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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 Eleventh Street (vacant lot with picnic tables).



103 South Eleventh Street, one-story historic commercial building.



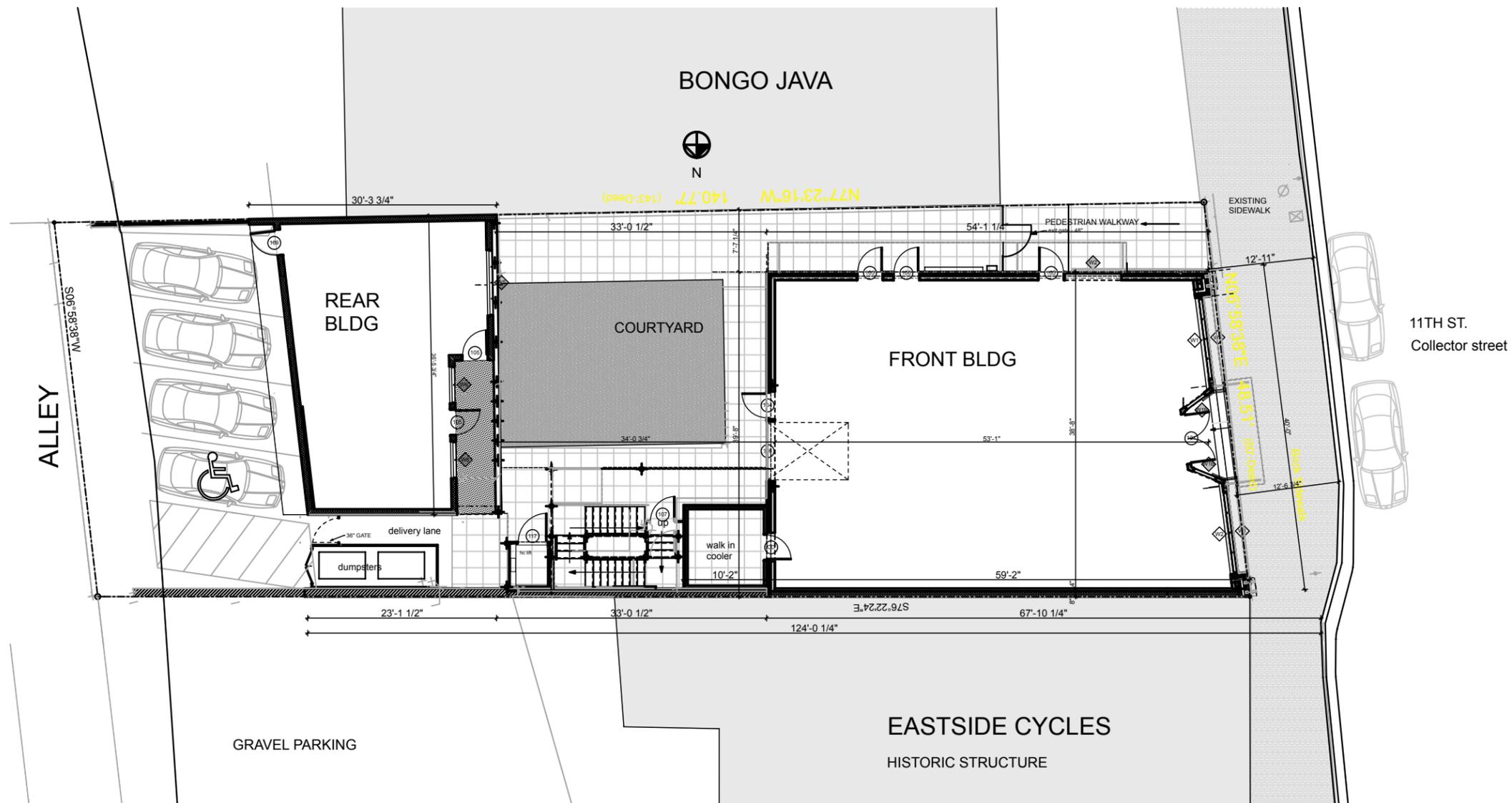
107 South Eleventh Street, one-story non-contributing building.



Nearby historic context on Woodland Street.



Facing the southwest corner of Woodland and South Eleventh Streets.



1

SITE PLAN

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

FLR AREA:	USES	PARKING REQMTS
1300 SF	MAIN BLDG 1ST FLR: FULL SVC RESTAURANT - 1000 SF EXEMPT	
509 SF		1300 SF - 1000 = 300/150 SF PER SPACE = 2 SPACES REQD
2200 SF	FAST FOOD - EXEMPT	0 SPACES REQD
1803 SF	2ND FLR - BED & BREAKFAST - 2 RMS 3RD FLR - 1 APTS	2 SPACES REQD 1 SPACES REQD.
719 SF	REAR BLDG: 1ST FLR: BED & BREAKFAST - 1 RMS	1 SPACES REQD
TOTAL 6531 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)	6 SPACES 5 REQUIRED

2931 BERRY HILL DRIVE
SUITE 200
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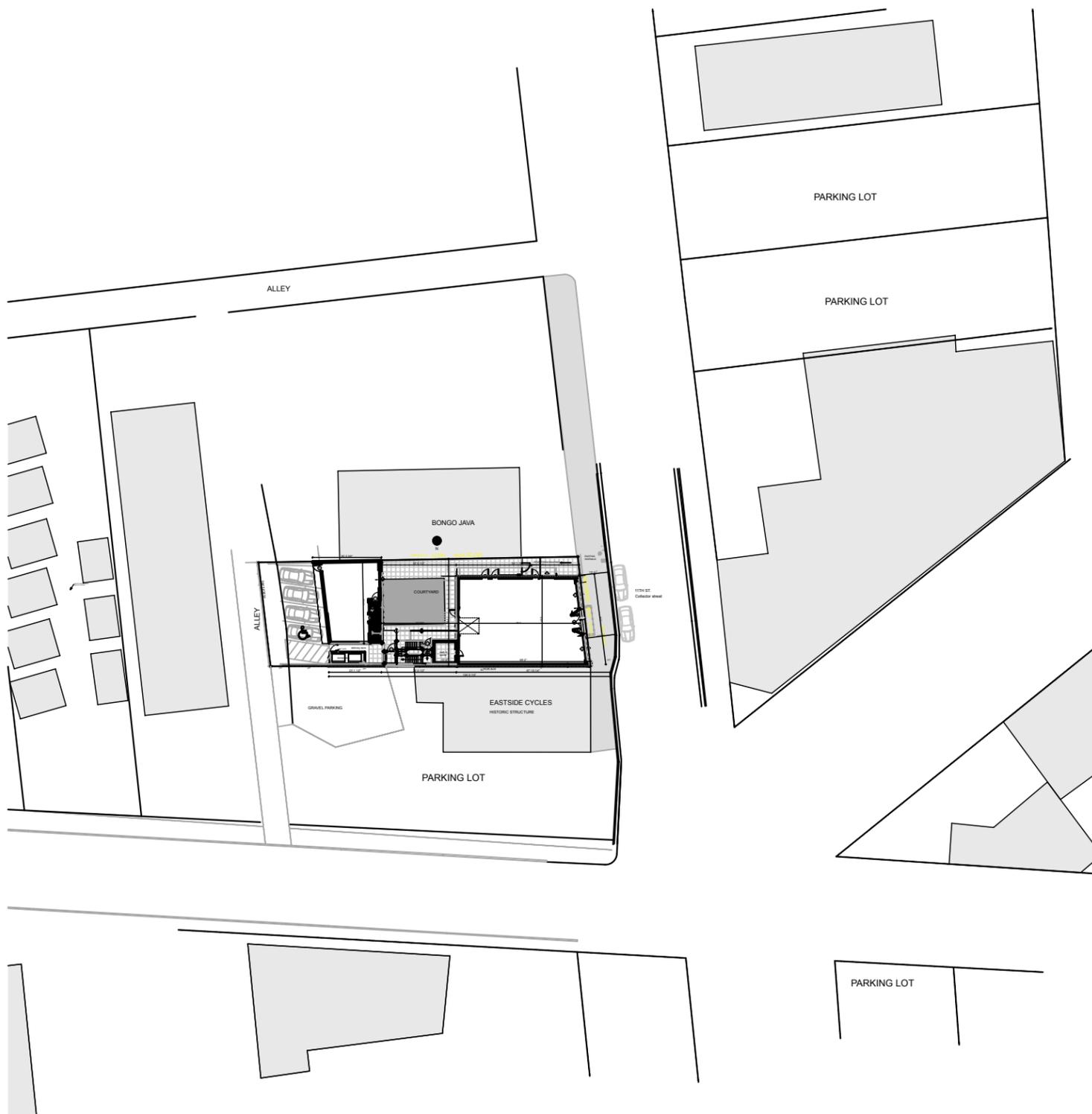
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SITE PLAN

C1



2 **SITE PLAN**
SCALE: 1:719.64

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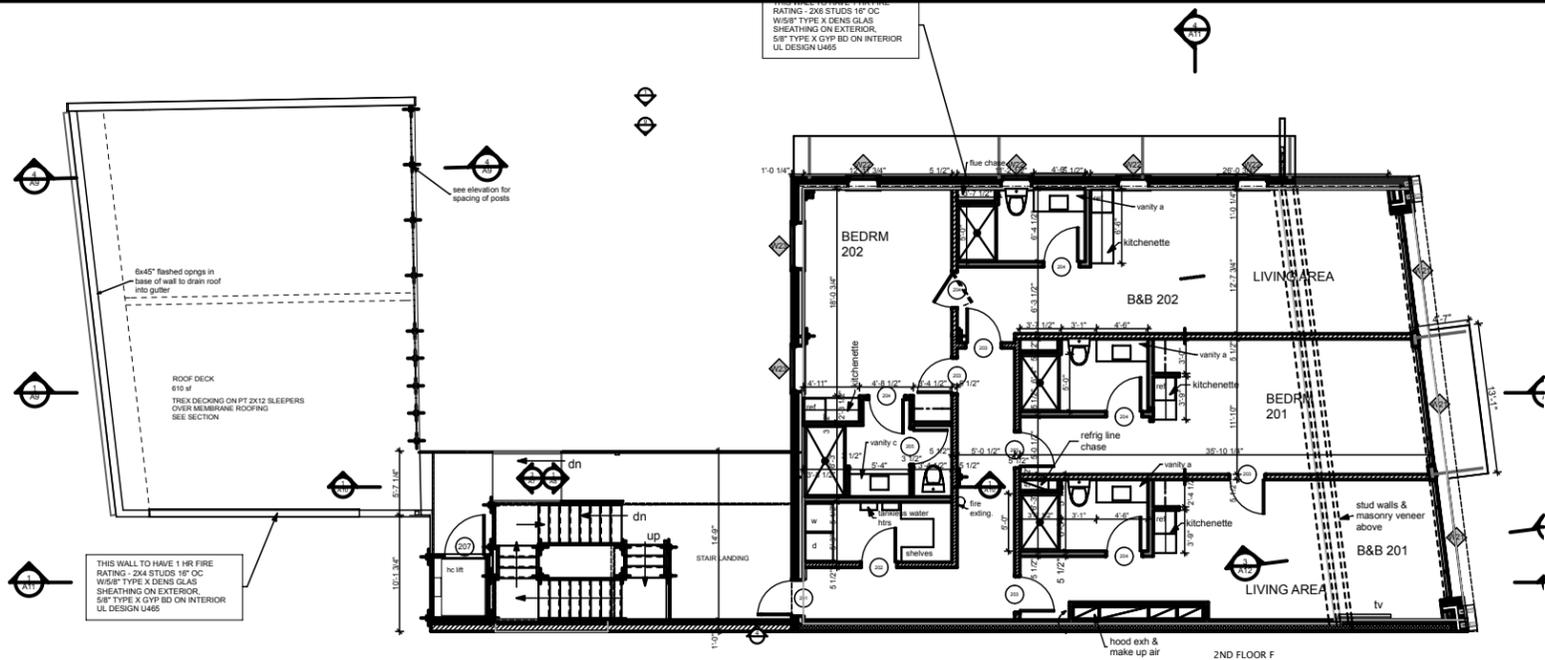
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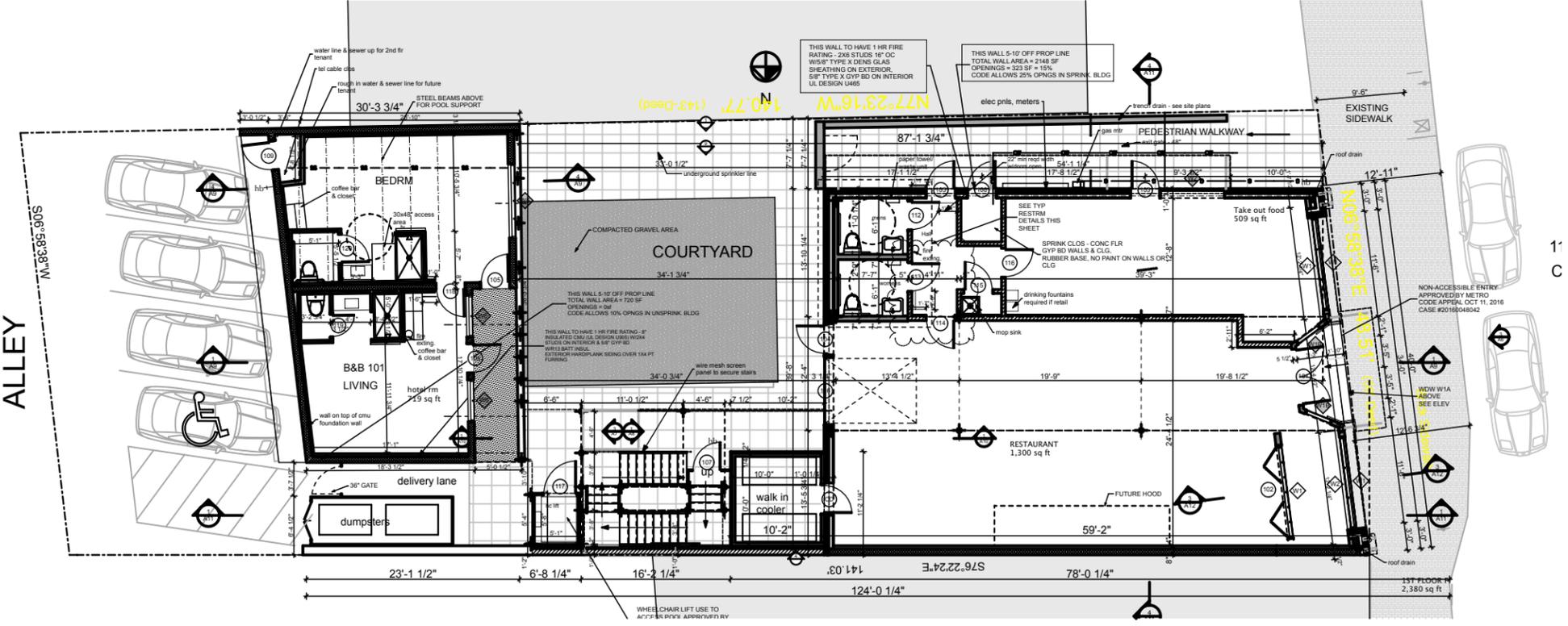
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VICINITY MAP

C2



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



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

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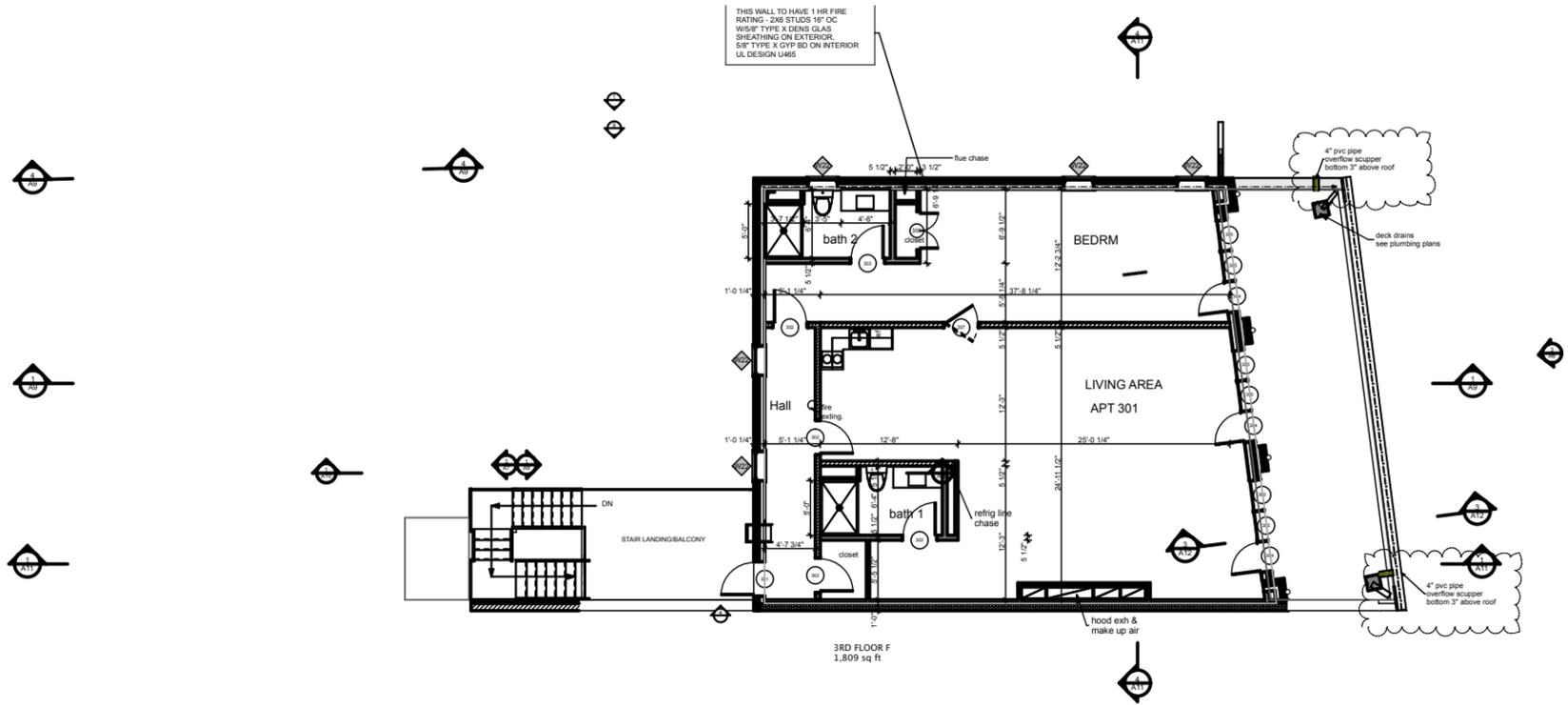
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1ST/2ND FLR PLANS

A1



1 3RD FLR PLAN
 SCALE: 1/16" = 1'-0"

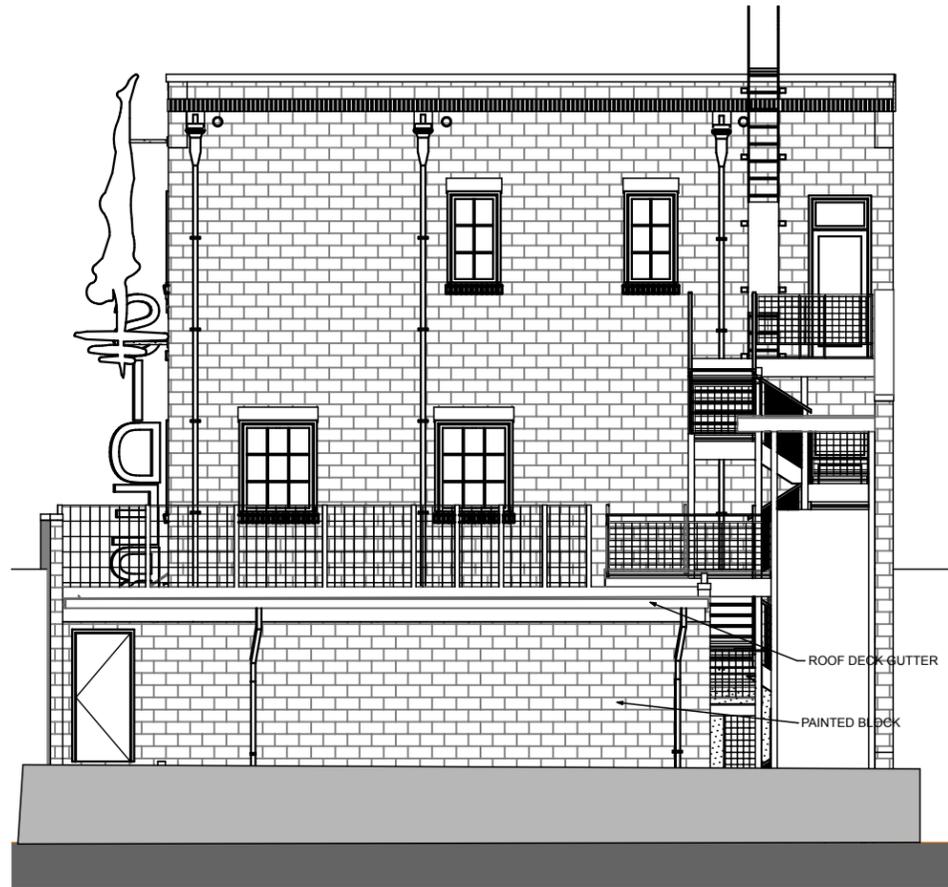
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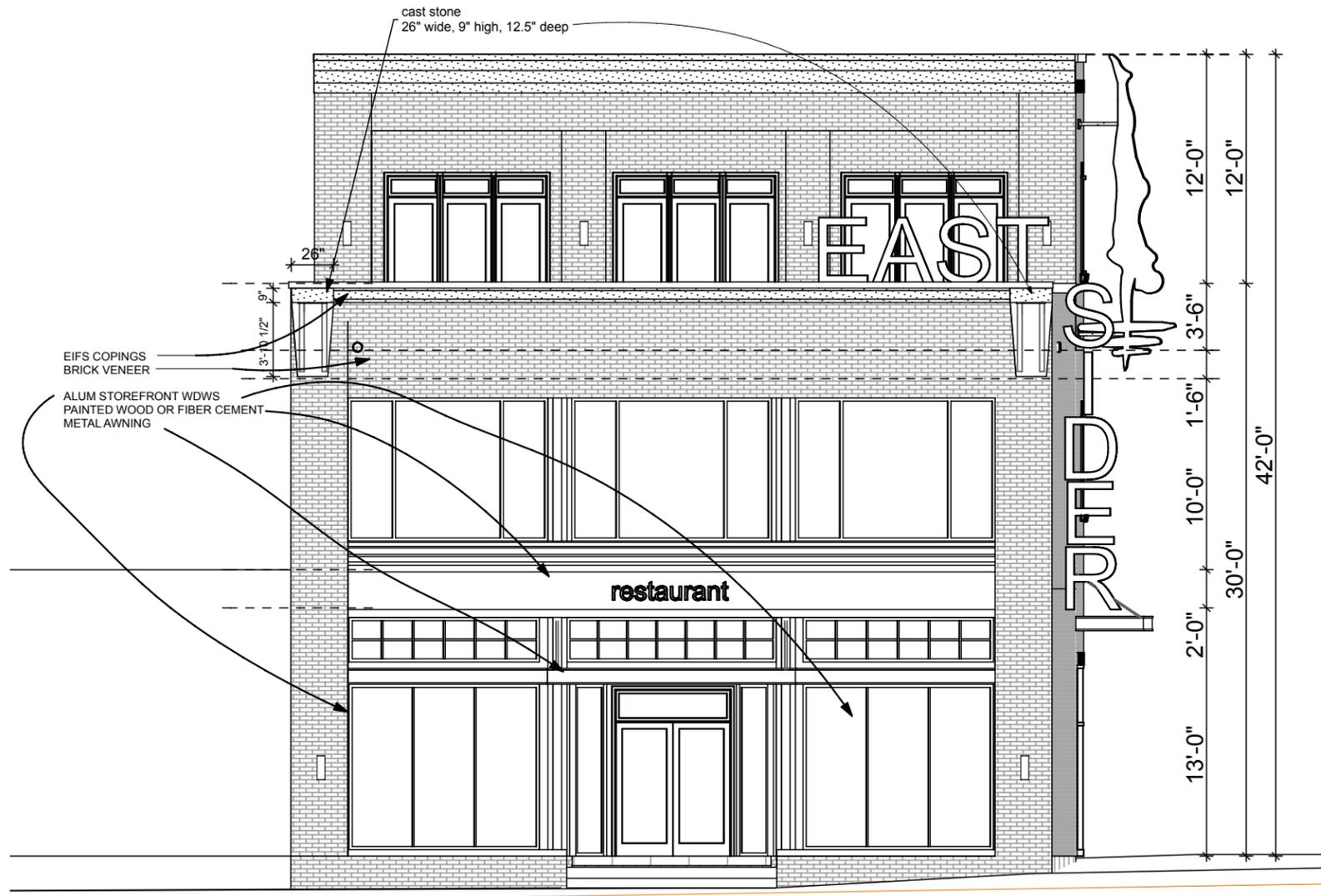
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3RD FLR PLAN/ROOF PLAN



1

REAR ELEVATION

SCALE: 1" = 10'



3

FRONT ELEVATION 2

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

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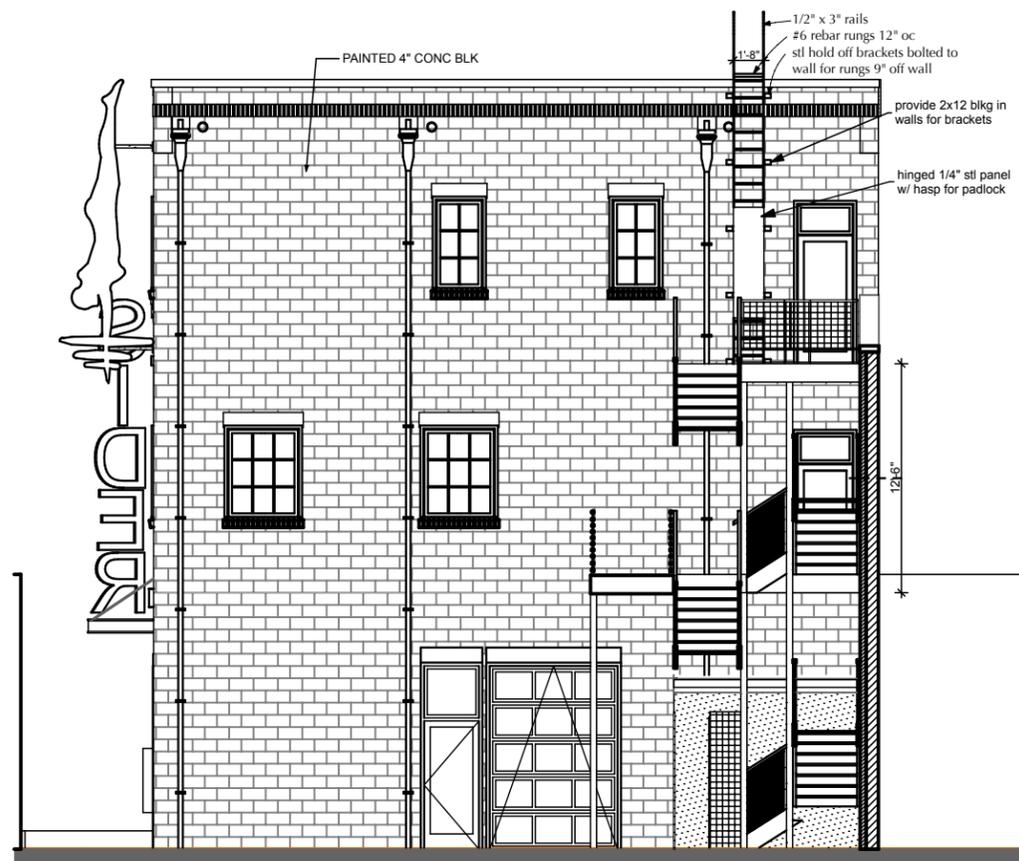
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ELEVATIONS 1

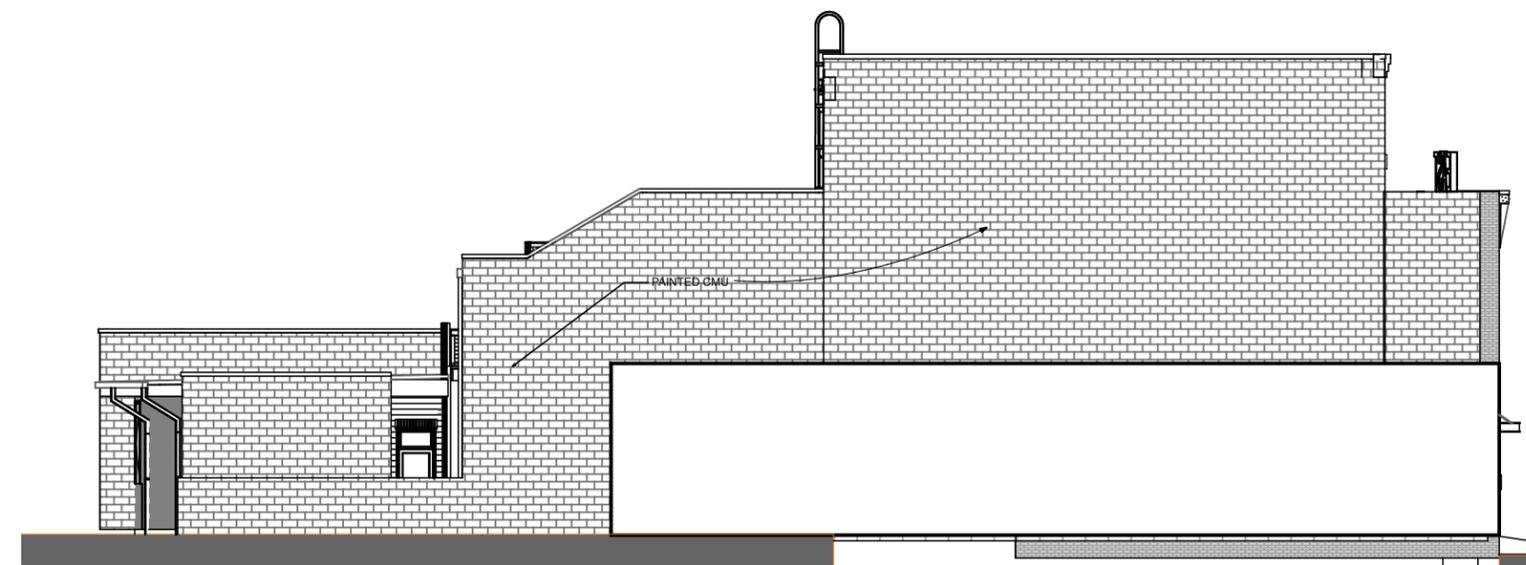
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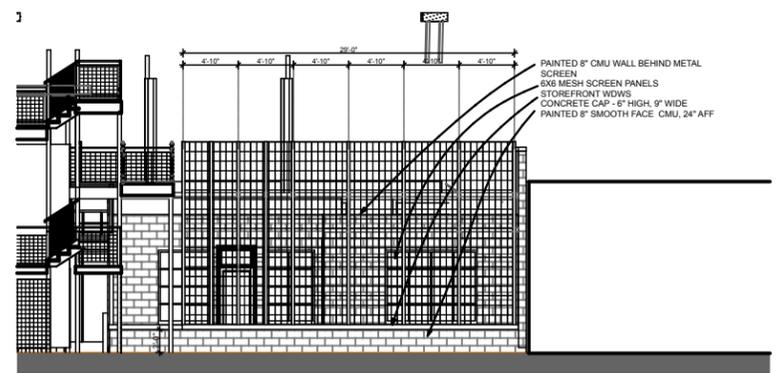
1 RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



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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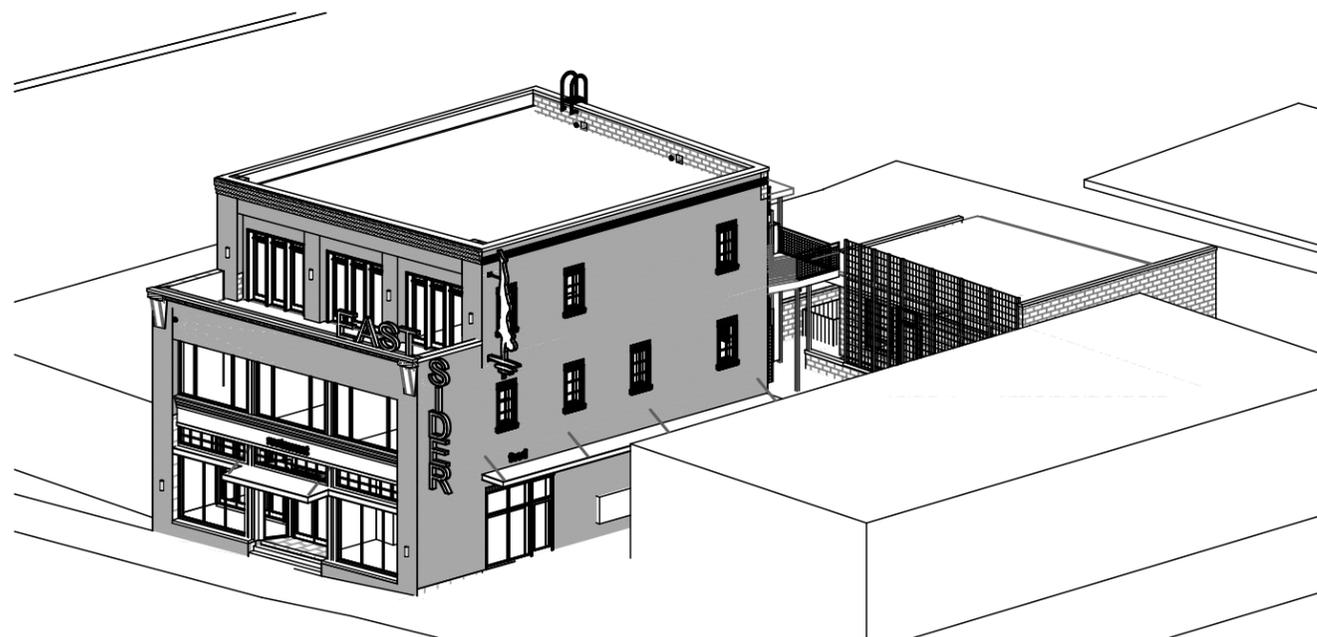
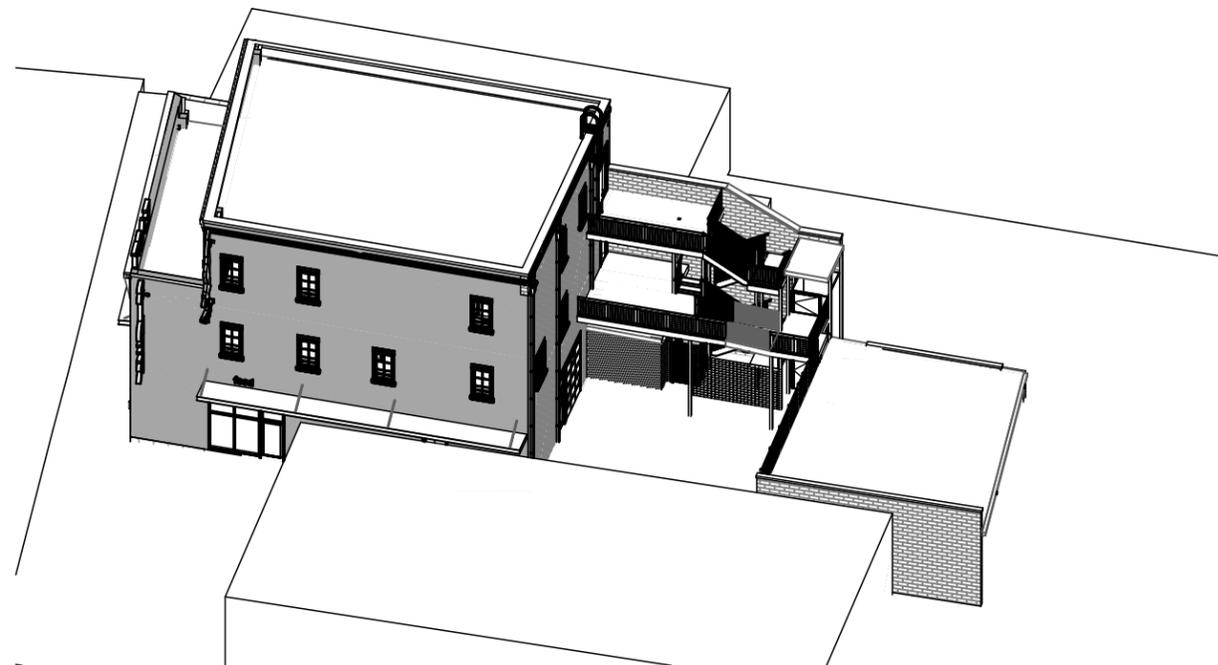
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ELEVATIONS 2



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3D VIEWS