KARL F. DEAN
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
217 South 10th Street
May 16, 2012

Application: New Construction—addition; Setback reduction.
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 083130 0300
Applicant: Joe Bucher, Southeast Venture
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a second detached modular classroom. The project requires a reduction to the side setback. **Recommendation Summary:** Staff recommends approval finding that that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:

Aerial Map:

Background: 217 South 10th Street is an institutional building constructed c. 1937. In the 1950s, the building housed a YMCA facility, and later was used by Metro for a Head Start program. In the fall of 2011, the Liberty Collegiate Academy, a Metro charter school, opened in the building. In May 2011, MHZC staff issued a permit for a detached modular classroom (see below). This building did not follow all of the design details required of the overlay since the second, currently proposed, building was planned to be installed in front of it.

217 South 10th Street, front façade.


217 South 10th Street, modular classroom approved and constructed in 2011.

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; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

   Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.
   Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

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

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.I.F.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 minimum 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.

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.

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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)
Brick molding is required around doors, windows and vents within masonry walls.

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.

10. Additions to Existing Buildings

a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Foundation

- *Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow for a minimum of a four inch (4") inset.*
- *Foundation height should match or be lower than the existing structure.*
- *Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in materials or a change in masonry coursing, etc.*

Roof

- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*
- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*
- *Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building.*

c. Additions must not imitate earlier styles or periods of architecture.

Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

Analysis and Findings:

Application is to construct a detached modular classroom. The project requires a reduction to the side setback.

Location and Setback: The proposed new modular classroom structure will be located entirely behind the historic institutional building. The new structure will be highly visible from Fatherland Street, but will be only minimally visible from South 10th Street, which the historic building faces. The new structure's southern/Fatherland façade will align with the historic structure's southern façade and will angle slightly to match the existing building's angle. The new structure will sit a minimum of ten feet (10') from the historic structure, and will be connected to it via an existing uncovered deck.

The new structure will be located in front of the existing modular structure, installed in 2011, and will largely obscure views of this structure. The new structure will be separated from the existing modular structure by ten feet (10') and will connect to it via an existing uncovered deck.

217 South 10th Street, as seen from Fatherland Street. The new modular classroom building will be located behind the historic structure that faces South 10th Street and in front of the existing modular building. It will connect to the historic building and to the existing modular classroom through the existing uncovered walkway seen in the photo.

The new modular structure will meet the base zoning setback requirements on the front, rear, and west sides. However, it requires a setback reduction on its east/Fatherland Street side. Base zoning requires that for a corner lot like this site, a new structure be situated a minimum of ten feet (10') from the side property line. The new modular structure angles so that the the southwest corner of the structure is approximately fourteen feet (14') from the property line, while the southeast corner of the structure sits approximately seven feet, six inches (7'6") from the property line. Approximately one-third of the structure, or about twenty feet (20') of it, will encroach upon the ten foot (10') setback. Staff finds the proposed setback reduction to be appropriate because the new structure is aligning with historic structure and matches its angle, this is a temporary structure, only approximately one-third of the structure will not meet the required setback, and because the structure will only be a maximum of two feet, six inches (2'6") closer to the property line than base zoning requires.

Staff finds the location and setbacks of the proposed addition to meet Sections II.B.3 and II.B.10 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The proposed modular structure will be lower in height and smaller in footprint than the historic structure. The historic structure has a maximum height of approximately nineteen feet, six inches (19'6") and a total footprint of four thousand, four hundred, and ninety-five square feet (4,495 sq. ft.). By comparison the new modular structure will have a height ranging from approximately thirteen feet to fourteen feet (13'-14') because of the slope of the site. Its footprint will be sixty feet by sixty feet (60' X 60'), and it will be a total of three thousand, six hundred square feet (3,600 sq. ft.). The new modular structure will be the same height as the existing modular structure, but will be larger in footprint. The existing modular structure is twenty-eight feet by sixty four feet (28' X 64') and approximately one thousand, seven hundred and ninety-two square feet (1,792) in footprint.

With the addition of the second modular structure, the total footprint for the lot will be nine thousand, eight hundred and eighty-seven square feet (9,887 sq. ft.), and the site will have approximately sixty-six percent (66%) open space. Staff finds this to be appropriate since the immediate context includes dense mixed use, commercial, and institutional buildings.

Staff finds the height and scale of the proposed addition to meet Sections II.B.1., II.B.2., and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The existing structure has a flat roof with a stepped parapet wall on the front and rear facades. The new modular structure's roof will largely be flat, although on the Fatherland Street/south façade, there will be a slightly pedimented parapet with a slope of ¼ - 12. Staff finds the modular structure's flat roof and parapet to be appropriate because this structure is utilitarian in nature and because portions of the historic structure have a flat roof. Staff therefore finds the addition's roof form to meet Sections II.B.5. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: All four facades of the structure contain windows that are approximately twice as tall as they are wide. There are no large expanses of wall space without a door or window opening, and staff therefore finds that the proportion and rhythm of openings meet Section II.B.7. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The proposed modular structure will be clad in smooth fiber cement siding with a seven and one-quarter inch (7 1/4") reveal. This is more than the maximum five inch (5") reveal typically required; however, the five inch (5") reveal is not available for this pre-manufactured temporary structure. The base of the structure will be stucco panels to mimic a foundation line. The windows will be aluminum and will be painted white. The doors that face Fatherland Street will be aluminum and full-glass storefront doors. Wooden stairs will be constructed at the Fatherland street entrance. The primary entrance to the structure will be on the west elevation (facing the back of the historic structure); those doors will only be minimally visible and will be metal.

Staff finds the proposed materials to meet Sections II.B.4. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Staff recommends approval finding that that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

217 S. 10th Street: Liberty Collegiate Academy: Modular Phase Two

HISTORIC ZONING COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

May 2nd, 2012

Southeast Venture
DESIGN SERVICES

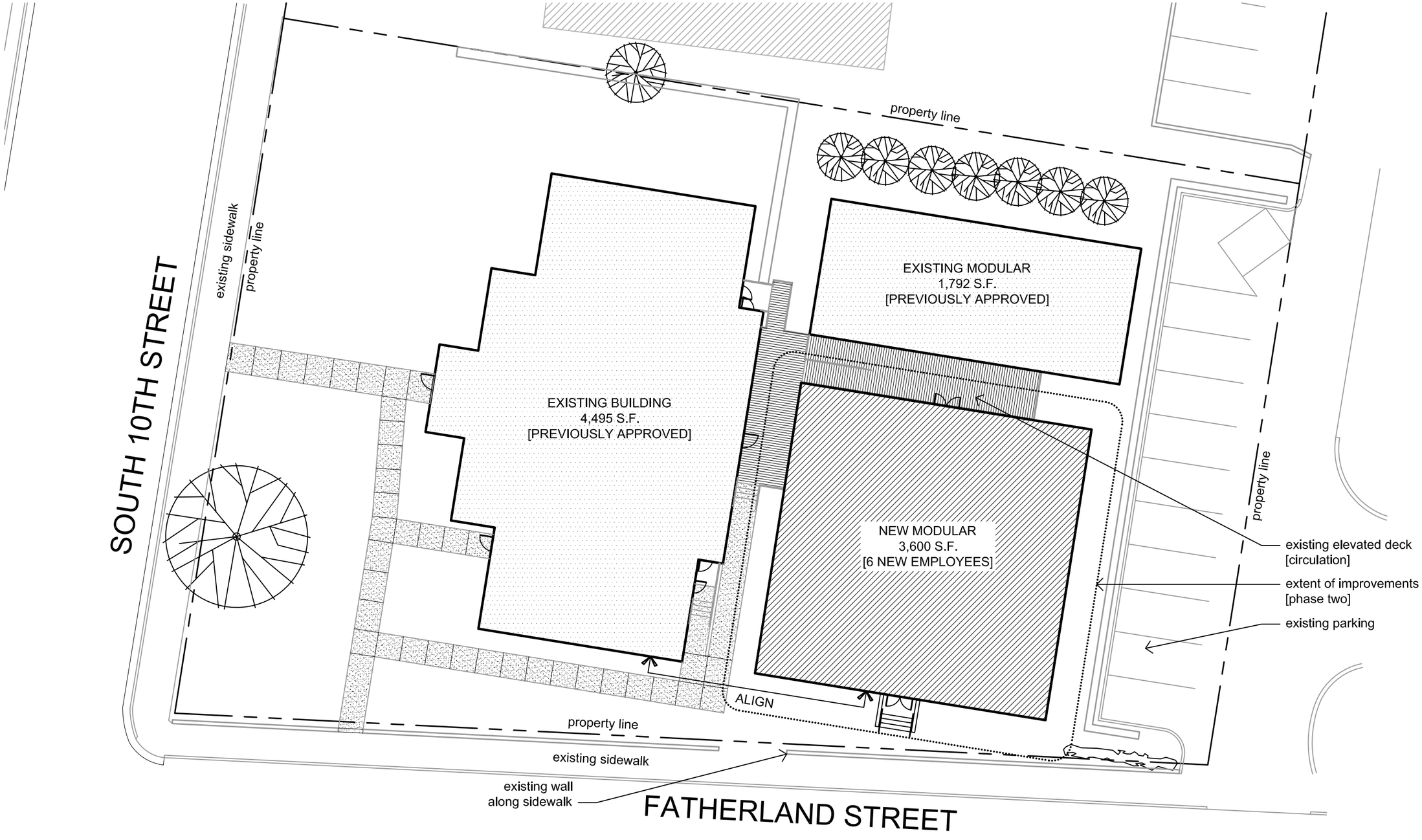
4011 ARMORY OAKS DRIVE NASHVILLE, TENNESSEE 37204 (615) 833-8716

SV PROJECT NO 10042.02

217 S. 10th Street: Liberty Collegiate Academy: Modular Phase Two

HISTORIC ZONING COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

May 2, 2012



SITE PLAN

1" = 20'

0 10 20 50

Southeast Venture
DESIGN SERVICES

SV PROJECT NO 10042.02

(615)833-8716

NASHVILLE, TENNESSEE 37204

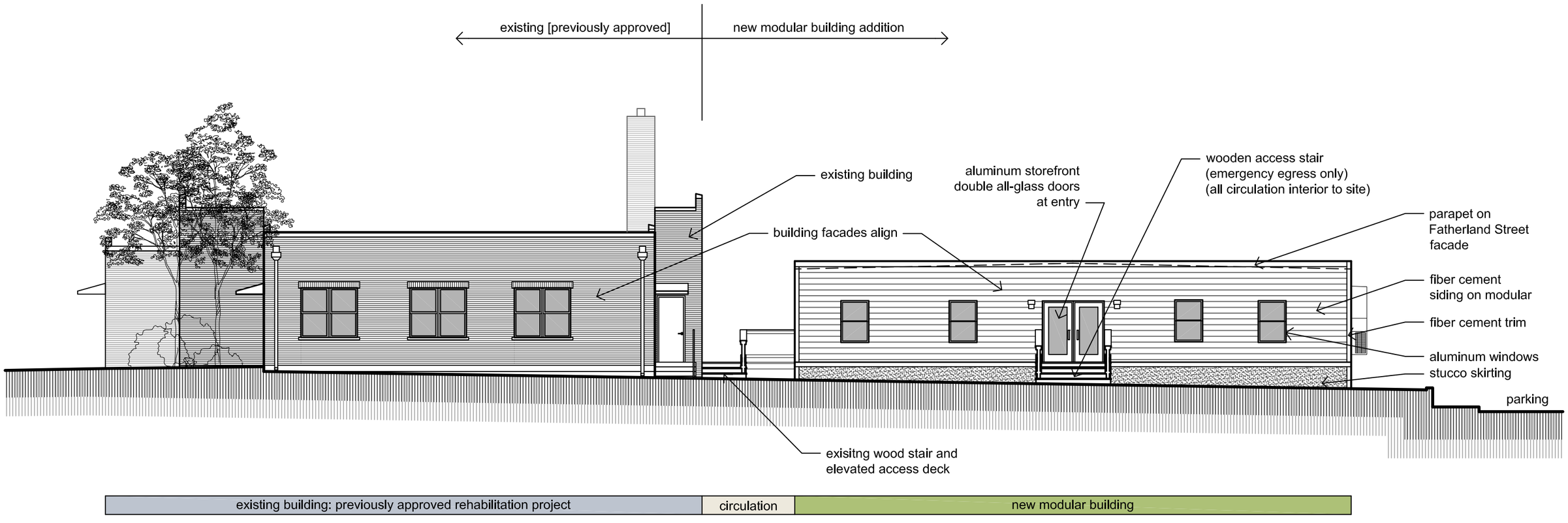
4011 ARMORY OAKS DRIVE

SV PROJECT NO 10042.02

(615)833-8716

NASHVILLE, TENNESSEE 37204

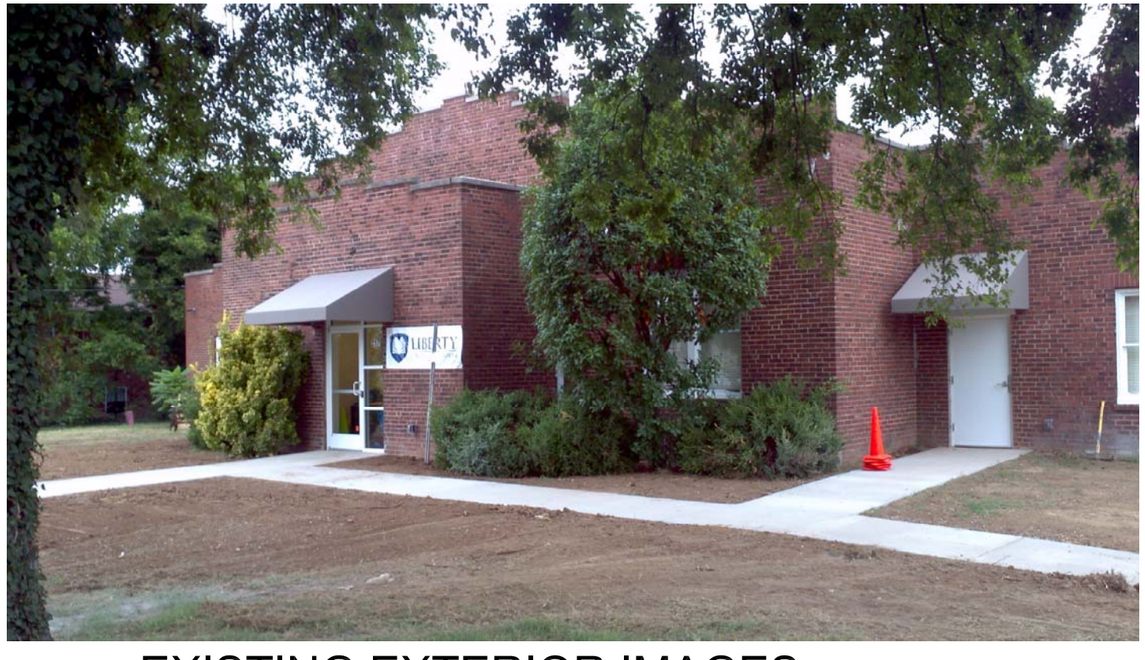
4011 ARMORY OAKS DRIVE



ELEVATION FROM FATHERLAND STREET

3/32" = 1'-0" 0 5 10 30

Southeast Venture
DESIGN SERVICES



EXISTING EXTERIOR IMAGES

3/32" = 1'-0" 0 5 10 30

Southeast Venture
DESIGN SERVICES

4011 ARMORY OAKS DRIVE NASHVILLE, TENNESSEE 37204 (615)833-8716

SV PROJECT NO 10042.02

PENETRATION OF FIRE RESISTANT WALLS AND CEILING:

1. COMBUSTIBLE CABLES AND WIRES, COMBUSTIBLE PIPES, TUBES, AND CONDUIT SHALL MEET TESTING REQUIREMENTS OF ASTM E119 AS PART OF THE FIRE RESISTANT ASSEMBLY OR SHALL HAVE THROUGH-PENETRATION FIRESTOP SYSTEMS LISTED AND TESTED AS PER ASTM EB14 AND BE TESTED AT A POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF NOT LESS THAN .01 INCH OF WATER AND HAVE AN F RATING OF AT LEAST 1 HOUR BUT NOT LESS THAN THE RATING OF THE ASSEMBLY.
2. CABLES AND WIRES WITHOUT COMBUSTIBLE INSULATIONS AND NONCOMBUSTIBLE PIPES, TUBES, AND CONDUITS SHALL BE PROTECTED AS DESCRIBED ABOVE OR SHALL HAVE THE ANNULAR SPACE FILLED WITH A MATERIAL MEETING THE REQUIREMENT OF ASTM E119 TESTED UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF .01 INCH OF WATER FOR A TIME PERIOD EQUIVALENT TO THE RATING OF THE ASSEMBLY.
3. ELECTRICAL BOXES SHALL BE METAL OR LISTED FOR USE IN FIRE RESISTANT ASSEMBLIES AND SHALL NOT EXCEED 16 SQUARE INCHES. BOXES ON OPPOSITE SIDES OF FIRE RESISTANT WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
4. ALL FIRE RATED DOORS SHALL HAVE LISTED DOOR, FRAME, AND HARDWARE NO LESS THAN THE TIME RATING SPECIFIED ON THE FLOOR PLAN. IN ADDITION FIRE RATED DOORS SHALL BE EQUIPPED WITH SELF CLOSERS UNLESS OTHERWISE SPECIFIED.

WOOD STUD WALLS: 1 HOUR PER UL NO. U305 – 1 LAYER 5/8" TYPE 'X' GYPSUM EACH SIDE OF WALL.

CEILING: SAME AS 1-HOUR WALL CONSTRUCTION

NOTE:
CORRIDOR WALLS ARE TO BE 1-HOUR FIRE RATED FROM FLOOR TO BOTTOM OF ROOF DECKING

MHZC NOTE:
Drawing Not to Scale

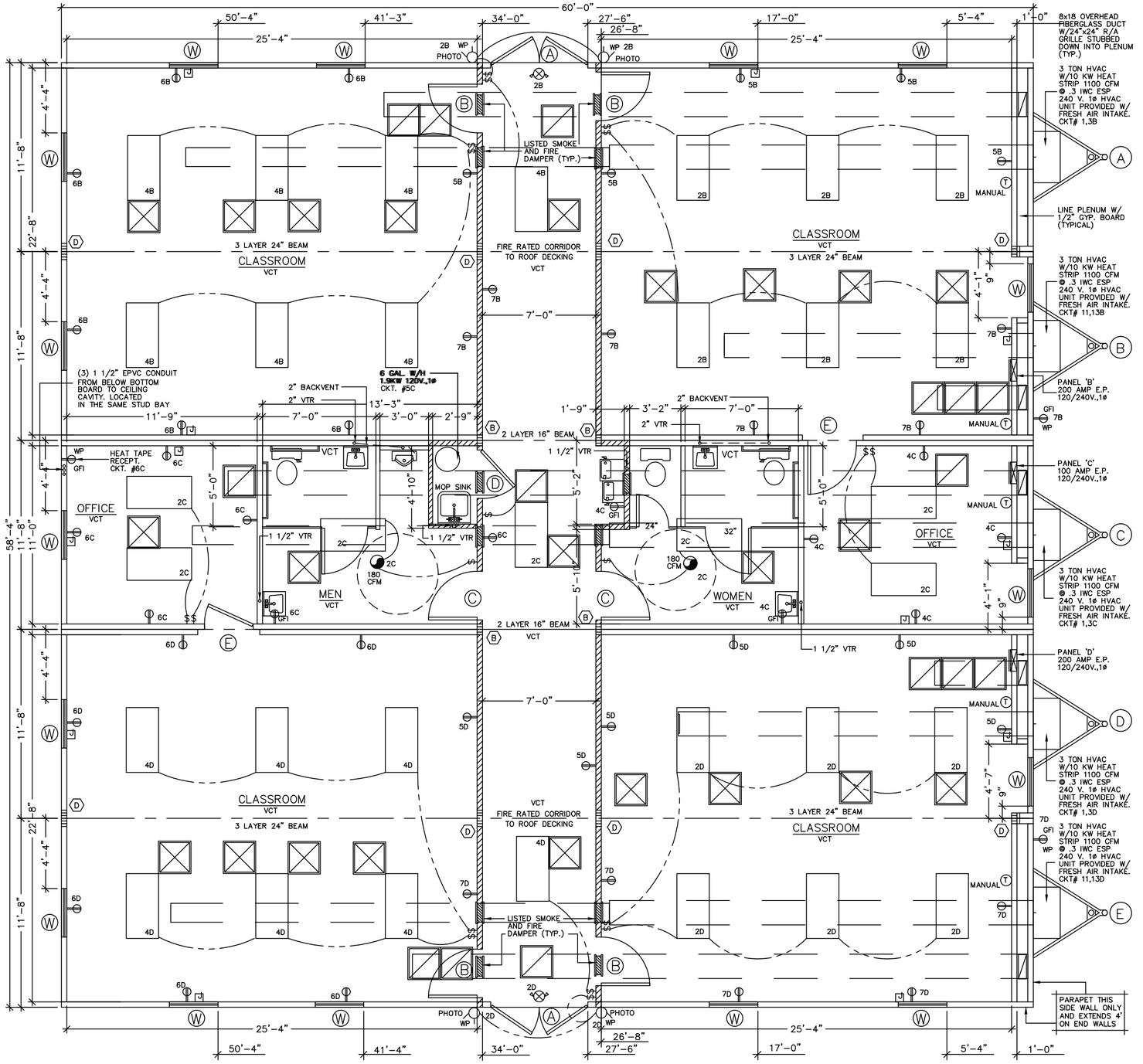
COLUMN STRAPPING SCHEDULE:

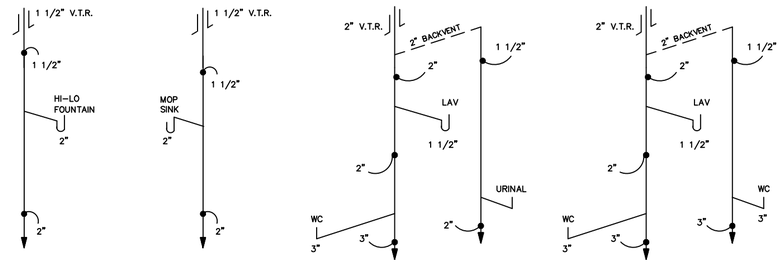
A	(2) 2x4 SPF #2 THIS HALF.	B	(2) 2x4 SPF #2 EACH HALF
C	(3) 2x4 SPF #2 THIS HALF.	D	(3) 2x4 SPF #2 EACH HALF.
E	(4) 2x4 SPF #2 THIS HALF.	F	(4) 2x4 SPF #2 EACH HALF.
G	(5) 2x4 SPF #2 THIS HALF.	H	(5) 2x4 SPF #2 EACH HALF.

✹ WITH RIDGE BEAM BEARING STIFFENER

NOTES:
1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
2. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.

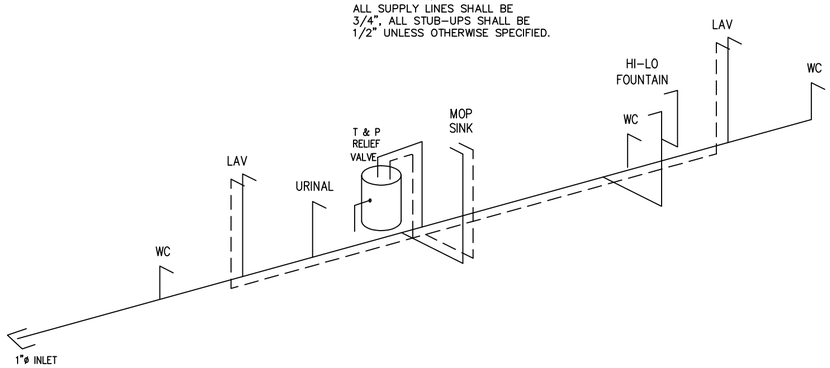
DOOR SCHEDULE		WINDOW SCHEDULE	
A	72"X80" ST/ST EXT. DOOR 10X10 VB CLOSURE/PANIC, REMOVABLE CENTER TEE ASTRAGAL ST/ST	W	36"X54" VS BRONZE METAL FRAME AND CLEAR INSULATED GLASS
B	36"X80" 20 MINUTE RATED FLUSH DOOR W/ 6"x30" VB, KEYED LEVER W/ BRONZE METAL FRAME		
C	36"x80" 20 MINUTE RATED FLUSH DOOR W/ BRONZE FRAME, PUSH/PULL CLOSURE		
D	36"X80" 45 MINUTE FLUSH DOOR W/ BRONZE METAL FRAME, KEYED		
E	36"x80" 20 MINUTE RATED FLUSH DOOR W/ BRONZE METAL FRAME, KEYED		





DWV RISER NTS

SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
——— COLD
— — — — HOT
ALL SUPPLY LINES SHALL BE 3/4", ALL STUB-UPS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.



SUPPLY RISER -NTS-

MHZC Note:
Drawing not to scale

"PRELIMINARY"
NOT FOR CONSTRUCTION

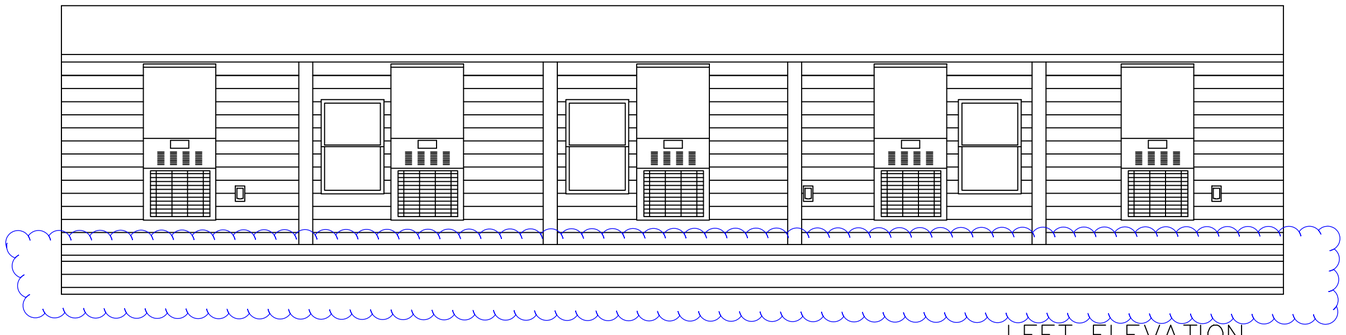
FIRST STRING SPACE INC.
OUR STRENGTH IS TEAMWORK

FIRST STRING SPACE

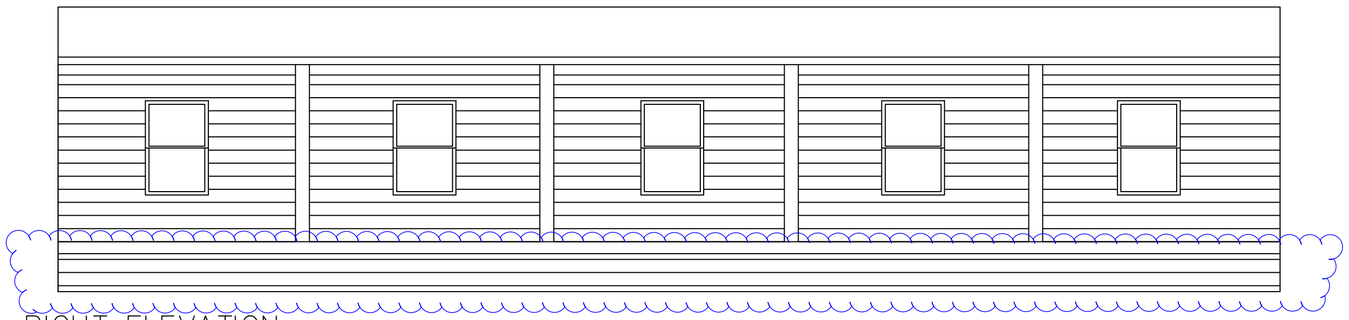
892 RAILROAD AVE. EAST
PEARSON, GEORGIA 31642 (912) 422-6455

DATE: 4-27-12	THIRD PARTY: RADCO 5456 CRENSHAW ST. TAMPA, FLORIDA 33634 813-243-0370
SCALE : 3/16"=1'-0"	
CODES: SEE NOTES	
STATES: GA, AL. TN.	REVISIONS: / BY: T.L.H.
REFERENCE: FSS-1698	
FSS1698 A-E 60 x 60 BUSINESS	SHEET 2 OF 5
FLOOR PLAN	DESTINATION -

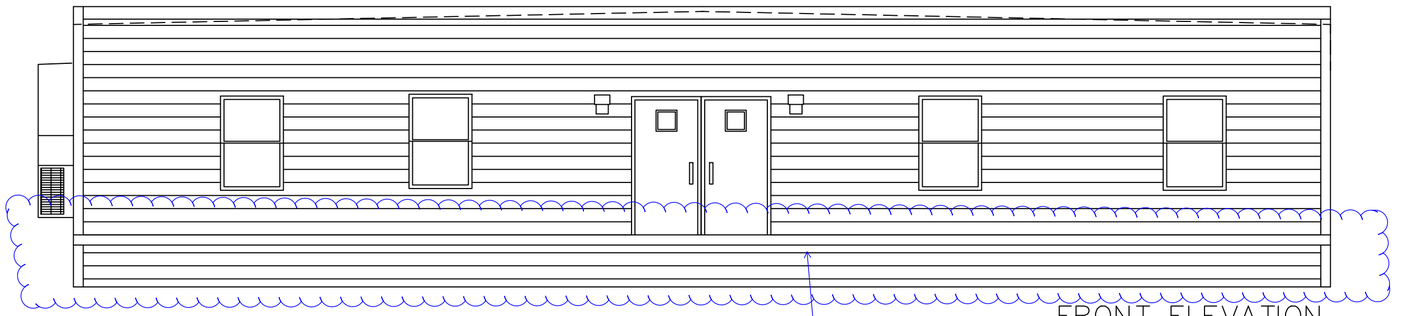
MHZC NOTE:
Drawing Not to Scale



LEFT ELEVATION



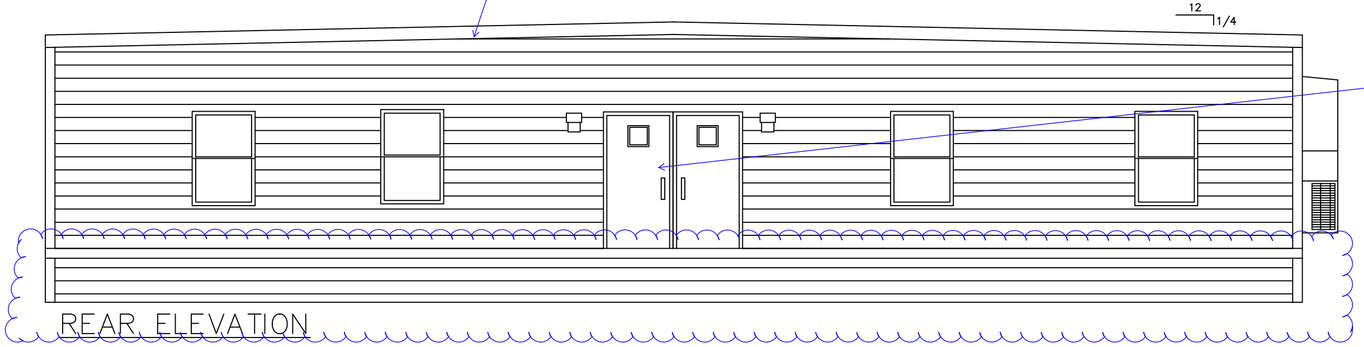
RIGHT ELEVATION



FRONT ELEVATION

Parapet on this elevation - not on 'Front'. This elevation faces Fatherland.

Base modified to stucco.



REAR ELEVATION

Entry doors changed to aluminum storefront with all glass.

MHZC Note:
Drawing not to scale

"PRELIMINARY"
NOT FOR CONSTRUCTION

ELEVATION NOTES: TYPICAL

SEE–CROSS SECTION FOR METHOD OF ROOF VENTILATION

ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS, AND SUBJECT TO LOCAL JURISDICTION.

FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.

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892 RAILROAD AVE. EAST
PEARSON, GEORGIA 31642 (912) 422–6455

DATE: 4–27–12	THIRD PARTY: RADCO 5456 CRENSHAW ST. TAMPA, FLORIDA 33634 813–243–0370
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REFERENCE: FSS–1698	
FSS1698 A–E 60 x 60 BUSINESS	SHEET 3 OF 5
ELEVATIONS	DESTINATION –