



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
1107 Chapel Avenue
December 19, 2012

Application: New construction – accessory building and Setback reduction
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08208029600
Applicant: EOA Architects
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to install a two-phase modular classroom at the rear of the property.</p> <p>Recommendation Summary: Staff recommends approval of the proposed demolition of non-contributing outbuildings, construction of the modular building in two phases, and the requested setback reduction with the condition that the modular buildings only be in place for ten years. With that condition met, staff finds the application will meet the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Photographs B: Public Comment C: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, 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.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill 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. BL2007-45).

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*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic 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.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

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.

g. 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.

h. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.
- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

i. 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.

j. 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.

III.B.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.

III.B.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: 1107 Chapel is site of the previous Hobson United Methodist Church and Hobson House at the corner of Greenwood and Chapel Avenues. The church purchased the property in 1867. The two-room meeting house of Weakley Chapel Methodist Church that had been located on Porter Pike was moved to this location and used as the schoolhouse. The rear portion of the current building is the Weakley Chapel. The front of the building, facing Greenwood Avenue, is the second sanctuary to be located at this site and was constructed in 1930. In 1954 the congregation renovated the older buildings and constructed a two-story connector.

Staff issued permit #201200358 on December 5, 2012 for minor alterations to the existing building including adding handicap accessible ramps, basement level doors, and a rear fire escape and altering some non-primary windows into entrances. On December 6, the applicant received approval of variances to the requirements to use the property as a middle school from the Board of Zoning Adjustment (BZA) including a reduced lot size for middle school facilities, a partial variance from the sidewalk ordinance and a reduction of the fifty foot (50') setback from residential property lines. A condition of approval was that the modular building, now being requested of the MHZC, only be in place for ten years. The applicant met with adjoining property owners prior to the BZA hearing and with the Eastwood neighborhood on December 11, 2012. Notes from the neighborhood meeting are attached to this report under “public comment.”

Analysis and Findings:

The applicant proposes to demolish two non-historic outbuildings on the site and construct a modular building in two phases. The first half of the building would be constructed in 2013 and the second half would be attached in 2014. The project will require a reduction of the fifty feet (50') setback from residential property lines required of middle schools.

Demolition

The accessory buildings do not date to the period of significance (1875-1930) and are not character defining features of the property or the district; therefore, staff finds demolition to be appropriate. Demolition meets guideline III.B.2.b.



Location and Setbacks

Typically outbuildings are located towards the rear of a lot and close to property lines. This building meets section h.2. as it is located in the rear corner. At its closest point, the modular building is approximately ninety feet (90') from the historic building. It does not meet the bulk zoning requirements for setbacks; however, the proposed setbacks were approved by the Board of Zoning Adjustment when the applicant made several requests for alterations to the requirements necessary to use the property as a middle school. The MHZC still has the ability to set the setback requirements for this property. The applicant proposes a twelve foot (12') setback from the interior lot line and a thirty-two foot (32') setback from the rear property line. Because outbuildings were typically at the rear of the lot, because there is no rear alley, and because this location will have the least visible impact as seen from the street, Staff finds the proposed setbacks to meet section II.B.1.c.

Height, Scale & Design

The one-story modular building will be approximately eleven feet (11') tall from finished floor which is far below the height of the two-story existing structure. The footprint is 11,880 square feet, once both phases are completed, which is subordinate to the twenty-eight thousand square feet (28,000 sq ft) of the historic building.

The building is designed to be temporary; therefore, staff recommends a condition that the modular units only be allowed for 10 years. The goal of this condition is to encourage the construction of a permanent building or addition that is more appropriate for the neighborhood and the site.

Materials, Texture, Details, and Material Color

The foundation shall be textured fiber-cement panels. The cladding shall be smooth lap siding with a maximum of a five-inch (5") reveal, h-molding trim where necessary and "low profile outside corner" trim. The roof will be black EPDM but be hidden by a parapet wall on the Greenwood Avenue facing elevation. Entry stairs and ramp will be pressure treated wood. The windows are double-hung aluminum sashes without muntins/grids. Doors shall also be aluminum.

Roof Shape

The roof is a low-slope but will be hidden by a parapet wall on the Greenwood Avenue elevation. Flat roofs or parapet roofs are appropriate as they are found on historic institutional and educational buildings in the overlay. The project meets section II.B.1.e. and h.

Orientation

The orientation of the existing building will not be altered. The primary entrance to the outbuilding will face Greenwood Avenue. Emergency access to the building will utilize an existing driveway with entry points on Greenwood and Chapel Avenues. The project meets section II.B.1.f and h.

Proportion and Rhythm of Openings

The windows are evenly spaced with no more than eight feet (8') between the majority of the windows. The proportion is twice as tall as they are wide with four inch (4") casings. Both the rhythm of openings and the window proportions are appropriate and meet design guideline II.B.1.g and h.

Utilities

The HVAC units are located at the rear of the building and will not be seen from any public right-of-way. The project meets section II.B.1.i.

Recommendation:

Staff recommends approval of the proposed demolition of non-contributing outbuildings, construction of the modular building in two phases, and the requested setback reduction with the condition that the modular buildings only be in place for ten years. With that condition met, staff finds that the project meets the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.



View of neighborhood across Greenwood Avenue.



Hobson House, facing Greenwood Avenue



Open space between Hobson House and Hobson Church, facing Greenwood Avenue



Left side of sanctuary. Two of the basement windows on this side will be replaced with doors.



Sanctuary, facing Geenwood Avenue



Right side of sanctuary, Chapel Avenue



Rear right side of sanctuary looking back towards the Weakly Chapel, Chapel Avenue



Weakley Chapel, Chapel Avenue



1954 connector between sanctuary and Weakley Chapel, Chapel Avenue



Right side of Weakley Chapel, facing parking area off Chapel Avenue



Rear of Weakley Chapel and 1954 connector, a two-story fire escape will be added here

PUBLIC COMMENT

Sent via email 12/12/2012

Hi, Robin:

This is Brett Withers from Eastwood Neighbors. I wanted to let you know that the Liberty Collegiate Academy proposal for the Hobson UMC campus was discussed at our neighborhood meeting last night. Without a doubt, the use of modulars is not popular with neighbors, but it is clear that there is not a way for Liberty to move forward with their plans to renovate the historic structure that does not include the use of the modulars at least for a period of time. The big-picture, long-term goal is to save the historic Hobson building, and even concerned neighbors agree that Liberty's proposal to convert it to a school campus is most likely the best way to achieve that goal. Indeed, given the unfortunate state of disrepair of the Hobson UMC building, Liberty will be doing well to get the main structure shored up and usable by next fall! With the goal of preserving the historic Hobson UMC building in mind, I am writing to support Liberty's application for new construction at the Hobson UMC campus.

The placement of the modular learning centers near neighboring properties was discussed at last night's Eastwood Neighbors meeting. It was explained that the two factors favoring this location were (1) the minimal grade change in that area versus other areas of the campus and (2) the goal of minimizing the visibility of the modulars from both Chapel and Eastwood Avenues. My understanding from you is that MHZC concurs with this location selection for the same reasons. Liberty Collegiate has taken some good-faith actions to mitigate the effects of the modular structures on neighboring properties. Liberty did agree to a ten-year time limit on the modulars at the BZA hearing on December 6th that approved the requested change in use and setback reduction for the property. Liberty has also responded to a neighbor request to install a landscape buffer between the modular structures and adjoining property lines.

Renderings of the modular structures were not presented at last night's meetings, but the assumption stated at the meeting is that the modular structures will conform to the Eastwood Conservation Overlay requirements for siding reveal and window dimensions and placement.

Aside from the issue of the modular structures, no additional neighbor requests or concerns were raised at the meeting that pertain to Historic's review. Liberty Collegiate representatives did agree to hold periodic meetings with the neighborhood to review traffic plans and other matters of ongoing discussion.

I would like to reiterate my support of this proposal to achieve the preservation of the historic Hobson United Methodist Church campus through its transformation into a school. I am optimistic that MHZC and Liberty Collegiate can reach agreement on matters that will uphold the Eastwood Conservation Overlay's overall objectives while advancing Liberty's Collegiate Academy's renovation and new construction plans.

Thank you,

Brett A. Withers

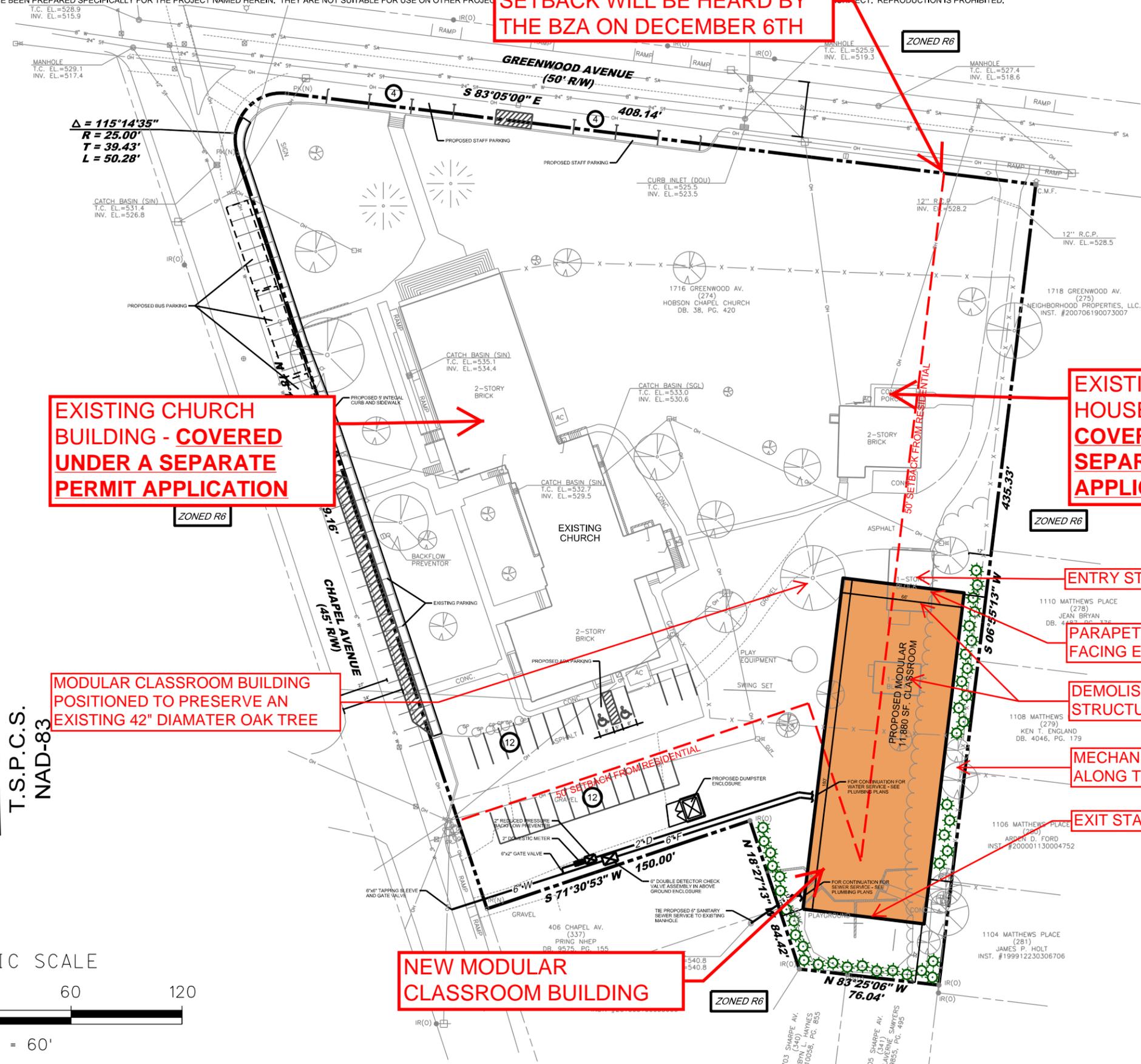
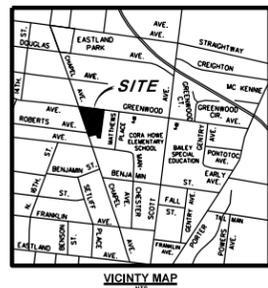
President, Eastwood Neighbors

[615-427-5946](tel:615-427-5946)

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS.

A REDUCTION OF THE SETBACK WILL BE HEARD BY THE BZA ON DECEMBER 6TH

REPRODUCTION IS PROHIBITED.



EXISTING CHURCH BUILDING - COVERED UNDER A SEPARATE PERMIT APPLICATION

EXISTING HOBSON HOUSE PARSONAGE - COVERED UNDER A SEPARATE PERMIT APPLICATION

MODULAR CLASSROOM BUILDING POSITIONED TO PRESERVE AN EXISTING 42" DIAMETER OAK TREE

NEW MODULAR CLASSROOM BUILDING

ENTRY STAIR AND RAMP

PARAPET ALONG THE GREENWOOD FACING ELEVATION

DEMOLISH EXISTING NON-HISTORIC STRUCTURES - SEE PHOTOGRAPHS

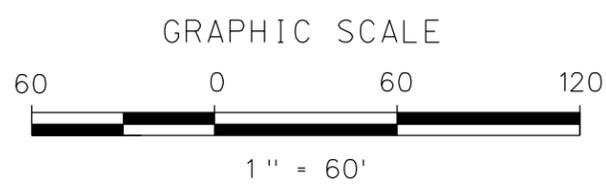
MECHANICAL UNITS LOCATED ALONG THIS FACADE

EXIT STAIR



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LIBERTY COLLEGIATE ACADEMY RENOVATION OF



SITE LAYOUT AND UTILITY PLAN
C1.00
012.015.00
31 OCTOBER 2012



EXISTING HOBSON HOUSE

42" DIAMETER OAK TREE
BEING PRESERVED

EXISTING (NON-HISTORIC)
STRUCTURES BEING
DEMOLISHED, SEE SITE PLAN



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humanizing design

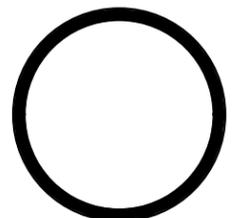
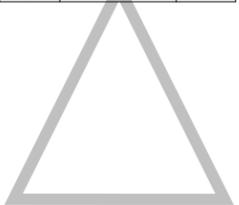
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METRO HISTORIC
REVIEW SUBMITTAL

REVISIONS		
DELTA	ISSUE	DATE



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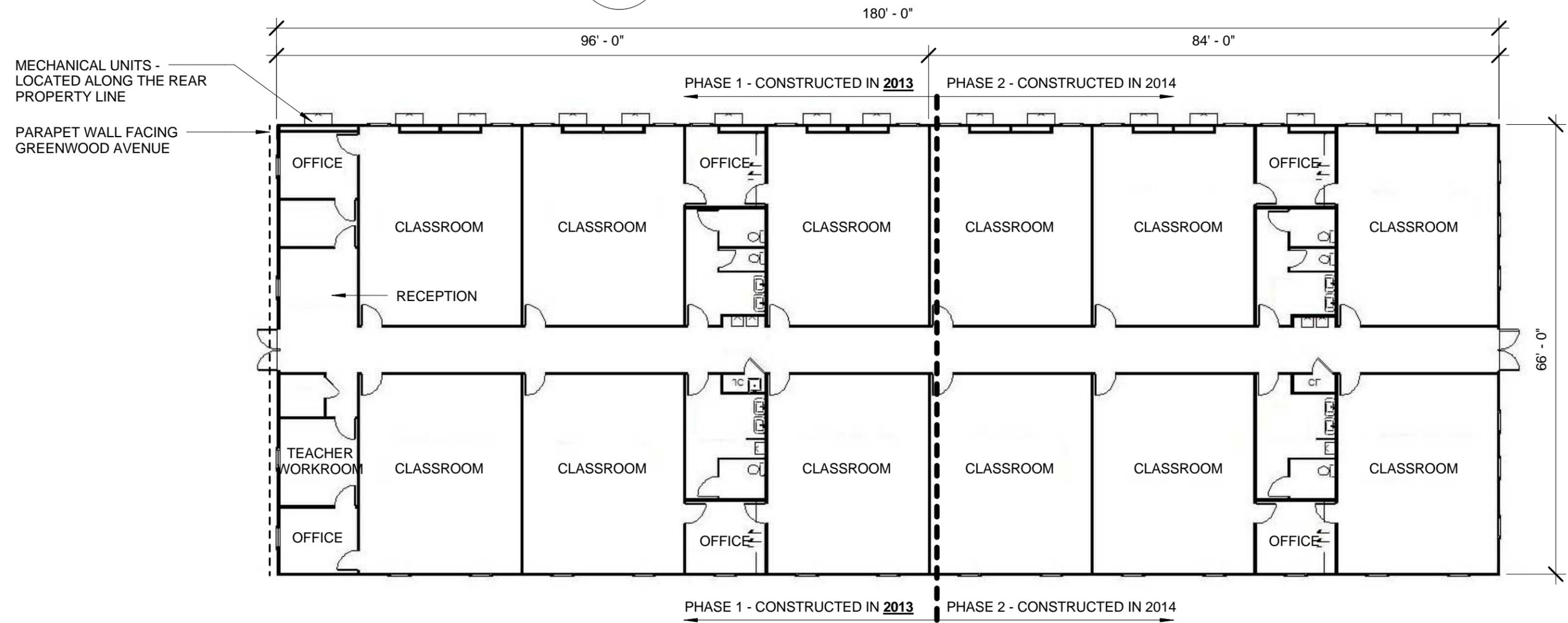
MODULAR CLASSROOM
FLOOR PLAN

H4.01

012.015.00
19 DECEMBER 2012



2 DEMOLISHED STRUCTURES



1 MODULAR CLASSROOM FLOOR PLAN





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MECHANICAL UNITS -
LOCATED ALONG THE REAR
PROPERTY LINE

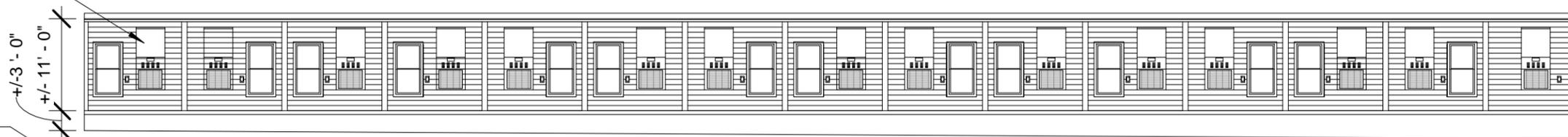
LOW SLOPE ROOF (1/4"/FT) -
BLACK EPDM, TYP.

PARAPET WALL FACING
GREENWOOD AVENUE

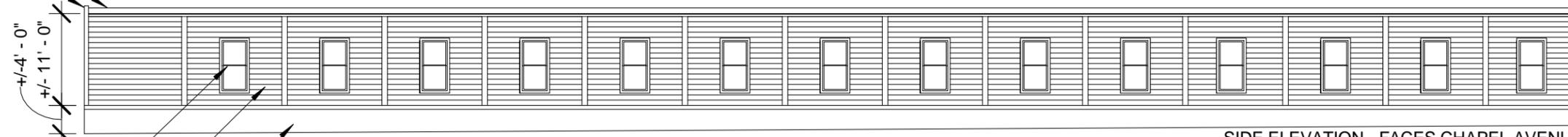
3'X6' VINYL WINDOWS TYP.

5" EXPOSURE SMOOTH FACE
FIBER CEMENT LAP SIDING,
TYP.

TEXTURED FIBER CEMENT
PANEL SKIRTING, TYP.



SIDE ELEVATION - NOT STREET FACING



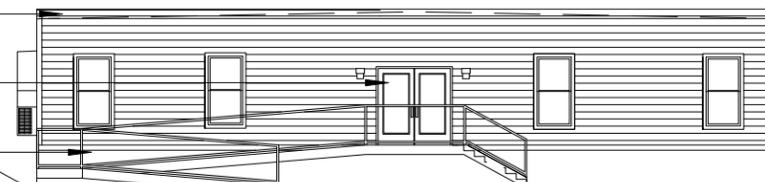
SIDE ELEVATION - FACES CHAPEL AVENUE

PARAPET WALL FACING
GREENWOOD AVENUE

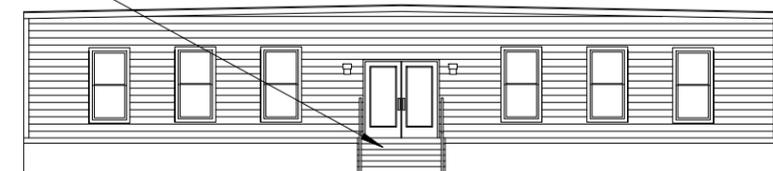
STOREFRONT EXTERIOR
DOORS, TYP.

PRESSURE TREATED WOOD
STEPS, RAMP, GUARDRAIL AND
HANDRAIL

GUARD RAIL TO HAVE 2X TOP
AND BOTTOM RAILS, WITH 2X2
PICKETS



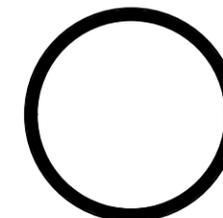
FRONT ELEVATION - FACES GREENWOOD AVENUE



REAR ELEVATION - NOT STREET FACING

1

MODULAR CLASSROOM ELEVATIONS



MODULAR CLASSROOM
ELEVATIONS

H4.02

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19 DECEMBER 2012