



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
104 Fifth Avenue South
July 18, 2012

Application: New construction of rooftop additions
District: Broadway Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 09306311200
Applicant: Mark Bixler, Manuel Zeitlin Architects
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The applicant proposes a collection of rooftop additions to replace work that was completed without Preservation or Building Permits by the previous owner. The project includes replacing windows, doors and the storefront of the commercial building.

Recommendation Summary: Staff recommends approval with the conditions that:

1. the glass wall sit back two feet (2');
2. the storefront not have what appears as stacked transoms;
3. the brick not be sandblasted or cleaned with abrasive means;
4. a flexible mortar, made from mixing hydrated lime cement and natural sand, is used where necessary; and
5. mortar matching the existing mortar in width, depth, color, raking profile, composition, and texture is used, where repointing is necessary.

Staff determined that because of the unique conditions of these buildings, an appropriate location for any structural additions is between the ridgeline of the south building and the rear of the buildings, as this location minimizes visibility and does not interfere with the character defining features of the building and that a setback of eight feet (8') is appropriate for roof top railings as it minimizes visibility. With these conditions, Staff finds that the project meets the guidelines for rooftop additions in the Broadway.

Attachments
A: Photographs
B: Roof Plan
C: Elevations
D: Material examples

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.A. Storefronts

1. Historic storefronts, their component elements, and other aspects of appearance including the original entrance configuration, plane, and recess should be retained.
2. Deteriorated or damaged storefronts or component elements should be repaired using historically appropriate materials.
3. If replacement storefronts or component elements are necessary, replacements should be compatible with the materials, composition, design, texture, and general appearance of the original. Replacements should use physical or photographic evidence to replicate the original appearance. If evidence is not available, the replacement storefront should use arrangement, features, materials, and proportions typically found on buildings of the same style and period of the building involved.

II. B. Doors and Entryways

1. Original doors, entryways, and related elements should be retained.
2. Deteriorated or damaged doors or entryways should be repaired using historically appropriate materials.
3. If replacement doors are necessary, replacements should replicate the originals. If original doors do not remain, replacement doors should be of wood and the proportion of glass to door should be comparable to the proportion of display windows to storefront.
4. If doors or entrances do not conform to building or accessibility codes, the originals should be retrofitted to conform. If this is not feasible, replacement doors should be compatible with the original storefront. Variances to building codes may also be sought when the building meets the intent of the code requirements.
5. If wood replacement doors are not feasible, or were not original to the building, dark or bronze anodized metal doors with a wide stile may be appropriate. Raw metal doors and doors without a glass pane are not appropriate. Glass used in replacement doors should be clear.

II.C. Display Windows

1. Original display windows and their component elements should be retained.
2. Deteriorated or damaged display windows should be repaired using historically appropriate materials.
3. If replacement display windows are necessary, replacements should replicate the originals. If original display windows do not exist, replacements should be appropriate for the building's style and period.
4. Appropriate replacement elements include individual or grouped single-light clear-glass panes and simple wood, copper, bronze anodized aluminum, or baked-enamel aluminum frames.
5. Glazing should be clear glass. Ornamental, frosted, spandrel, or stained glass display windows are not appropriate.
6. Display windows should remain visible and not be concealed or enclosed.
7. If privacy or shade other than that afforded by awnings is needed, interior shades or blinds are appropriate.

II.D. Transoms

1. Original transoms and their component elements should be retained.
2. Deteriorated or damaged transoms should be repaired using historically appropriate materials.
3. If replacement transoms are necessary, replacements should replicate the original. If original transoms do not exist, replacements should be appropriate for the building's style and period.
4. Appropriate replacement elements include single or multi-light clear-glass panes and simple wood or metal frames.

II.H. Windows

1. Historic window openings, windows, and window surrounds should be retained.
2. Deteriorated or damaged window openings, windows, and window surrounds should be repaired using historically appropriate materials.

3. If replacement windows or window surrounds are necessary, replacements should replicate originals. If original windows do not exist, replacements should be appropriate for the building's style and period.
4. If the original windows are missing, replacement windows should use wood, anodized aluminum, or baked-on-enamel aluminum frames and should have single-light or multiple-light clear-glass panes to match the style and period of the building. Steel windows should be replaced with steel or aluminum designs that replicate the appearance of the original window.
5. Window openings, surrounds, or other elements not original to a building should generally not be introduced to the public facades of the building. The installation of such window openings on the rear of the building may be appropriate.
6. Should storm windows be desired, their dimensions should match window dimensions in order to conceal their presence. Frames should be set within the window opening and attach to the exterior sash stop; if aluminum, they should have an anodized or baked-on enamel finish.
7. Self installed snap, clip or glue type muntins on windows are not permitted. Muntins set within the vacuum between glass panes on windows are not approved.
8. Window grilles and balcony rails are not appropriate window treatments. Shutters are only appropriate when they replace original wood shutters and should be operable.

V.I. Roofs and Chimneys

1. Historic roofs, chimneys, and related elements should be retained.
2. Appropriate roof coverings include standing seam metal, composite asphalt, rolled roofing, and rubber membrane roofing. Most rooflines in the Broadway district are flat or sloped while a small number retain original gable roof forms. These roof forms should not be altered unless based on historical documentation.
3. Rooftop locations concealed from pedestrian view are appropriate places for climate control and other mechanical systems. Mechanical systems should be located at the rear façade and screened.

II.J. Brick, Stone, and Other Masonry

1. Historic masonry (brick, stone, and terra cotta) should be retained.
2. The use of detergent cleaners and chemical stain and paint removers to clean masonry or remove paint is appropriate under most conditions. Abrasive or high-pressure cleaning methods are destructive and should not be used.
3. Silicone-based water sealants are not recommended for use on historic masonry.
4. Historic masonry should remain visible and not be concealed or obscured.
5. Deteriorated or damaged brick and stone should be repaired with materials that match the original.
6. Repointing with a hard (Portland cement) mortar is destructive to historic brick and masonry. Flexible mortar, made from mixing hydrated lime cement and natural sand, should be used when repointing is necessary.
7. Mortar used in repointing should match the historic mortar in width, depth, color, raking profile, composition, and texture.
8. Bricks should be the same color and size as those of the historic wall and should be laid, jointed, tooled, and mortared in the same way as the historic wall.
9. The guidelines for paint should be followed for work to brick, stone, and other masonry.

II.K. Decorative Elements

1. Original decorative elements such as cornices, brick corbelling, arches, brackets, and detailing should be retained without alteration.
2. Deteriorated, damaged, or missing decorative elements should be repaired using historically appropriate materials.
Replacement of decorative elements that are missing or unable to be repaired and located on upper facades may use modern materials if the material matches the original in design, texture and workability.
3. Owners should not add decorative elements to a building, unless there is physical or pictorial evidence.

4. Decorative or ornamental detailing should not be added to buildings unless there is physical or photographic evidence that shows the detailing was original to the building. New designs should be appropriate to the style and period of the building.

II.P. Mechanical Systems

2. Equipment such as condensers, air conditioners, meters, and conduits should not be visible from the street. Rear elevations and roof locations that are not visible from the public rights-of-way are appropriate locations for this equipment.
3. The installation of mechanical systems should not result in the removal or obstruction of historic building elements.
4. Landscape elements such as fencing or low masonry walls should be used to shield ground-level equipment from view and still allow service access.

VI.H. Additions to Existing Buildings

1. Additions to existing buildings should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting. Additions to historic buildings should be minimal. Additions normally not recommended on historic structures may be appropriate for non-historic buildings, if the addition will result in a building that is more compatible with the district.
2. Rooftop additions should not exceed one story in height and should be set back a minimum of 30 feet from the main façade of the building and 20 feet from the secondary street if it is a corner building.
3. Additions should not obscure or contribute to the loss of historic character-defining features or materials.

Background: In July of 2009, Staff noticed a rooftop addition (stair enclosure) at 104 Fifth Avenue South that did not have Preservation or Building Permits. After notifying the property owner of the violation, additional work took place without permits, including a second addition, decking, railings and signage. Staff worked with the property owner to either submit a Preservation Permit Application or have the work reversed but was eventually required to send the case to enforcement in February of 2010.

The Commission approved a rooftop addition that would correct the violation and still provide for rooftop access; however, the violation was not corrected nor the new rooftop addition constructed. The property now has a new owner who has begun work on the interior of the building and is proposing an alternative rooftop addition.

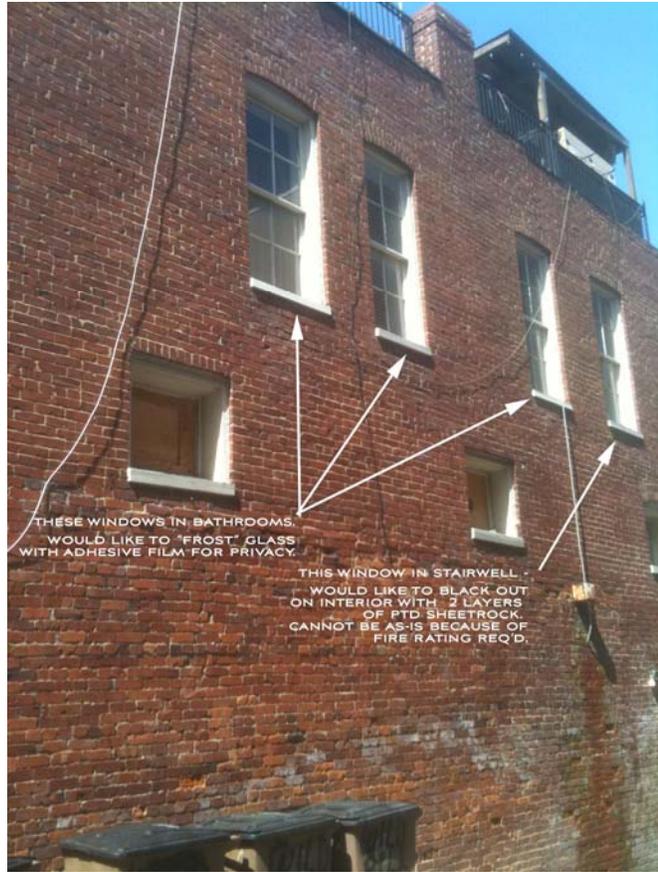
Analysis and Findings:

The scope of the project includes removing all non-permitted rooftop additions constructed by the prior owner and constructing a new roof top addition, changing existing non-historic windows and storefront, and cleaning and repointing of masonry.

Removal of Existing Rooftop Additions: The existing rooftop stair enclosure was never permitted by the MHZC or the Codes Department. In addition, it is not an historic element so its removal is appropriate.

Windows & Doors: Applicant proposes to replace all existing windows with new Jeld-wen wood windows that match the existing dimensions and design. Some secondary windows will be blacked out and others frosted. (See image to right.) In addition, a bricked-in window opening will be restored. The windows are not original and the window openings to be changed are secondary so these alterations meet Section II.H.3 and 4.

A rear/side door will be replaced with a solid metal door. Since this door is not a character defining feature and will be minimally visible, staff finds that this replacement meets section II.B. of the design guidelines.



Storefront: Applicant proposes replacing the existing storefront which is not original.

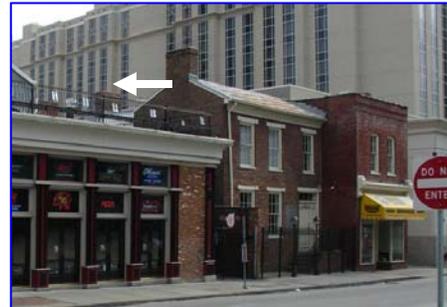
1971



The exact configuration and design of the original storefront is unknown as the earliest photograph found, at this time, is from 1971 and shows the windows enclosed. The applicant proposes a simple storefront design that is typical of this style and age of commercial building, as required of Section C.3.1 of the Broadway design guidelines.

The new storefront will be wood with a wood bulkhead, clear-glass windows and transoms and a recessed entry. As early as 1971, the recessed entry was centered. The applicant proposes that the new recessed entry be off-center. Because the original configuration is unknown and because an off-center entrance is found historically, staff finds this alteration to meet Section II.A of the design guidelines.

Height & Setbacks: 104 Fifth Avenue includes two attached historic buildings. The north building, which was originally a residential structure, sits back five feet and eight and a half inches (5'-8.5") from the south commercial building. To meet the required thirty feet (30') setback, any rooftop additions would need to be located in approximately the rear five (5') of the north building and the rear ten feet (10') of the south building. The roof shape, height and depth of the north building is somewhat unique for the district. The north building has the least amount of depth for the lot than any other building on the block. It is the shortest building on the block and among the shortest in the district and has a low-sloped gable roof. Only a handful of buildings in the district have gabled roofs. Because of these unique conditions, staff recognizes that a lesser setback is necessary to allow for rooftop use.



Recommend additions only be located in the area between the ridgeline and the rear of the buildings.

On the North building, the closest portion of the addition to the front is a glass railing, set just behind the ridge and rising approximately one and one-half feet (1.5') above the ridge line. Approximately two and one-half feet beyond that is the start of an open steel trellis that rises approximately eight feet (8') above the ridge. In addition, mechanicals will rise approximately four feet above the ridge but are set back approximately six feet (6') from the ridge. A metal wall to shield the view and noise of the mechanicals from patrons will rise perpendicular to the ridge and approximately seven feet (7') above the ridge. Because of the open nature of all elements and the narrow depth of the building, staff finds the rooftop additions on the North building to meet VI.H.2.

On the South building, the tallest part of the one-story proposed rooftop addition will rise approximately nine feet (9') above the parapet wall. The enclosed portion will sit back from the front wall by thirty-two feet (32'), more than meeting the design guideline's requirement of a thirty foot (30') setback; however, overall, the addition begins only eight feet (8') back from the front wall. The portion of the addition closest to the front is an open railing that only rises one foot (1') above the parapet wall. Staff recommends sitting this wall back from the ridge a total of two feet (2') to assure that it is minimally visible, if at all. Due to the shallow depth of the building and the applicant's ability to place the tallest and bulkiest portions of the addition to the back, staff finds that the project meets section VI.H. of the design guidelines.

The proposal meets section VI.H.3.

Design & Materials: The materials of the stair enclosure include a mesh platform for the mechanical equipment, a steel trellis, steel and glass railings, metal panel clad stairwell with wire windows and a metal roof, and concrete pavers for the rooftop addition. The windows are proposed to be Jeld-wen double-hung wood windows with simulated divided lights. A secondary door will be metal. The new storefront will be glass and wood. The design of the storefront has what appears to be stacked transoms. Staff recommends one row of transoms above the top of the door line. All materials are appropriate for the historic building or new construction in the district and meet the design guidelines. With the condition for the transoms, staff finds that the project meets the design guidelines for materials and design.

The existing terra cotta cap will be repaired and replaced in-kind where necessary, meeting design guideline II.K.1.

The applicant proposes cleaning and repointing of the brick. To meet sections J.2 and 6 of the design guidelines, staff recommends the conditions that the brick not be sandblasted or cleaned with abrasive means and that a flexible mortar, made from mixing hydrated lime cement and natural sand, is used where necessary. Further, mortar should match the historic mortar in width, depth, color, raking profile, composition, and texture.

Appurtenances: No lighting or signage is proposed at this time.

Recommendation:

Staff recommends approval with the conditions that:

1. the glass wall sit back two feet (2');
2. the storefront not have what appears as stacked transoms;
3. the brick not be sandblasted or cleaned with abrasive means;
4. a flexible mortar, made from mixing hydrated lime cement and natural sand, is used where necessary; and
5. mortar matching the existing mortar in width, depth, color, raking profile, composition, and texture is used, where repointing is necessary.

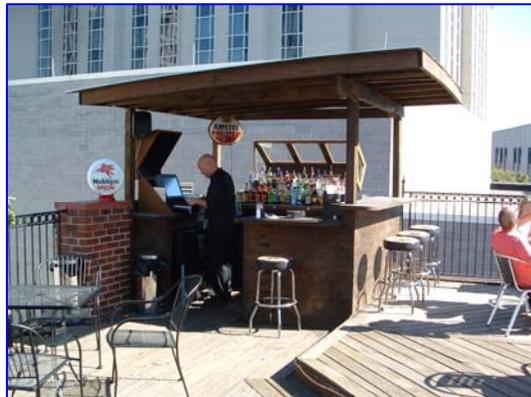
Staff determined that because of the unique conditions of these buildings, an appropriate location for any structural additions is between the ridgeline of the south building and the rear of the buildings, as this location minimizes visibility and does not interfere with the character defining features of the building and that a setback of eight feet (8') is appropriate for roof top railings as it minimizes visibility. With these conditions, Staff finds that the project meets the guidelines for rooftop additions in the Broadway Historic Preservation Zoning Overlay.



This portion was added without permits and will be removed.

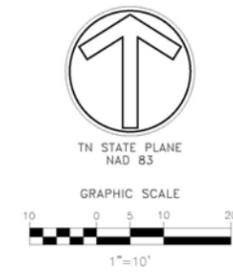


This stairwell (above), railing (below left) and bar (below right), constructed without permits by the prior owner, will be removed.





TOTAL AREA
1,868 Sq. Ft. (0.043 ACRES ±)



NOTE: NO CHANGE TO EXISTING BUILDING PERIMETER.

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) HOURS MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- 2) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 47037C0217 F, DATED APRIL 20, 2001, IT HAS BEEN DETERMINED THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. (ZONE X)
- 3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGEND

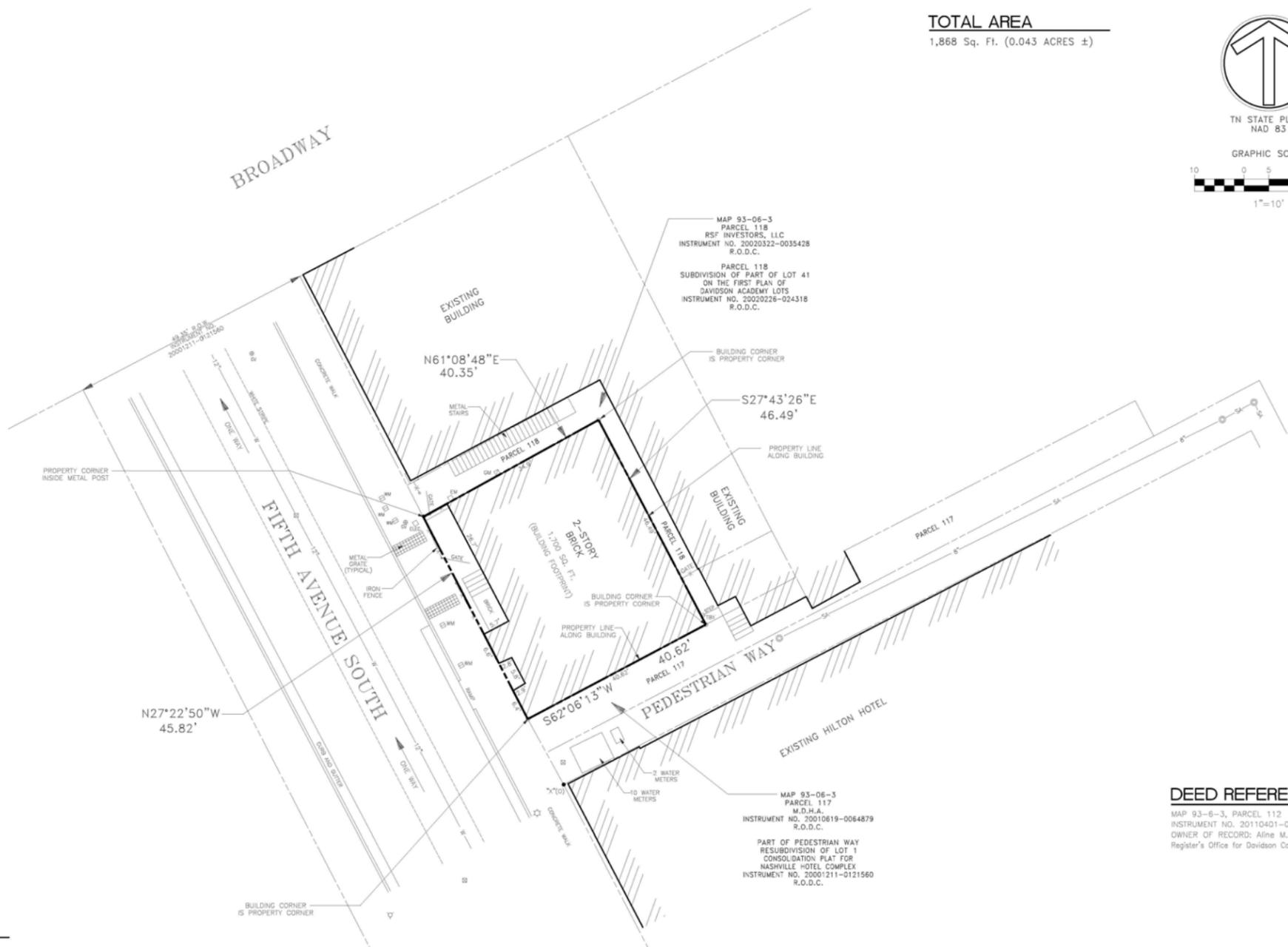
- IRON ROD OLD → ● IR(0)
- CHESED "X" OLD → ● 7x7(0)
- GAS METER → □ Gv
- GAS VALVE → □ Gv
- LIGHT POLE → ○
- MANHOLE → □
- ELECTRIC BOX → □ ELEC.
- ELECTRIC METER → □ EM
- WATER VALVE → □ Wv
- WATER METER → □ Wv
- FIRE HYDRANT → □
- WALL → ———
- PROPERTY LINE → ———
- WATER LINE → ———
- SEWER LINE → ——— SA
- CURB AND GUTTER → ———
- CURB → ———
- EDGE OF ASPHALT → ———
- EDGE OF CONCRETE → ———
- FENCE → ——— X ——— X

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.2, 3.4.7(a), (b)(1), 8.9, 11(b), and 13 of Table A thereof. The field work was completed on February 8, 2012.

We also certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

—PREPARED BY—
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615) 269-3972 EMAIL RSC-CLS@COMCAST.NET



DEED REFERENCE

MAP 93-06-3, PARCEL 112
INSTRUMENT NO. 20110401-0025354
OWNER OF RECORD: Aline M. Richardson
Register's Office for Davidson County, Tennessee

ALTA/ACSM LAND TITLE SURVEY
OF
METRO PARCEL ID 09306311200

104 FIFTH AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=10' DATED: FEBRUARY 14, 2012
JOB NUMBER 12032 BB

12032 BB

104 5TH AVENUE SOUTH

SITE PLAN
MHC FILING
JULY 4, 2012

A100

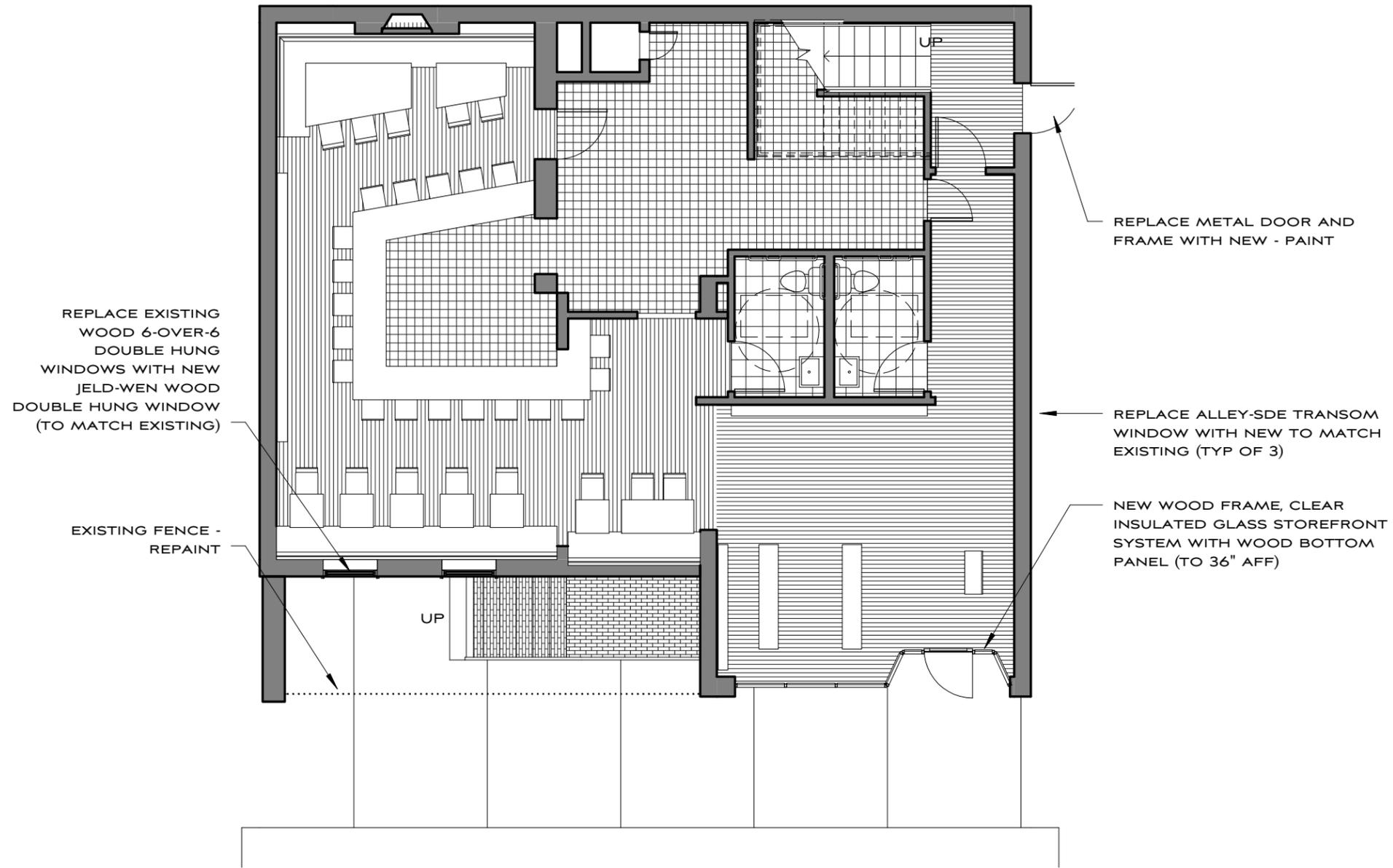
1208

MANUEL ZEITLIN ARCHITECTS

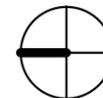
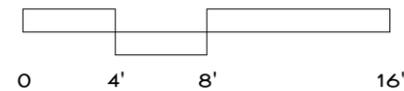


TEL 615 256.2880
FAX 615 256.4839

1819 21ST AVE SOUTH NASHVILLE, TN 37212



1 BAR LEVEL PLAN
1/8" = 1'-0"



104 5TH AVENUE SOUTH

BAR LEVEL PLAN

MHC FILING
JULY 4, 2012

A101

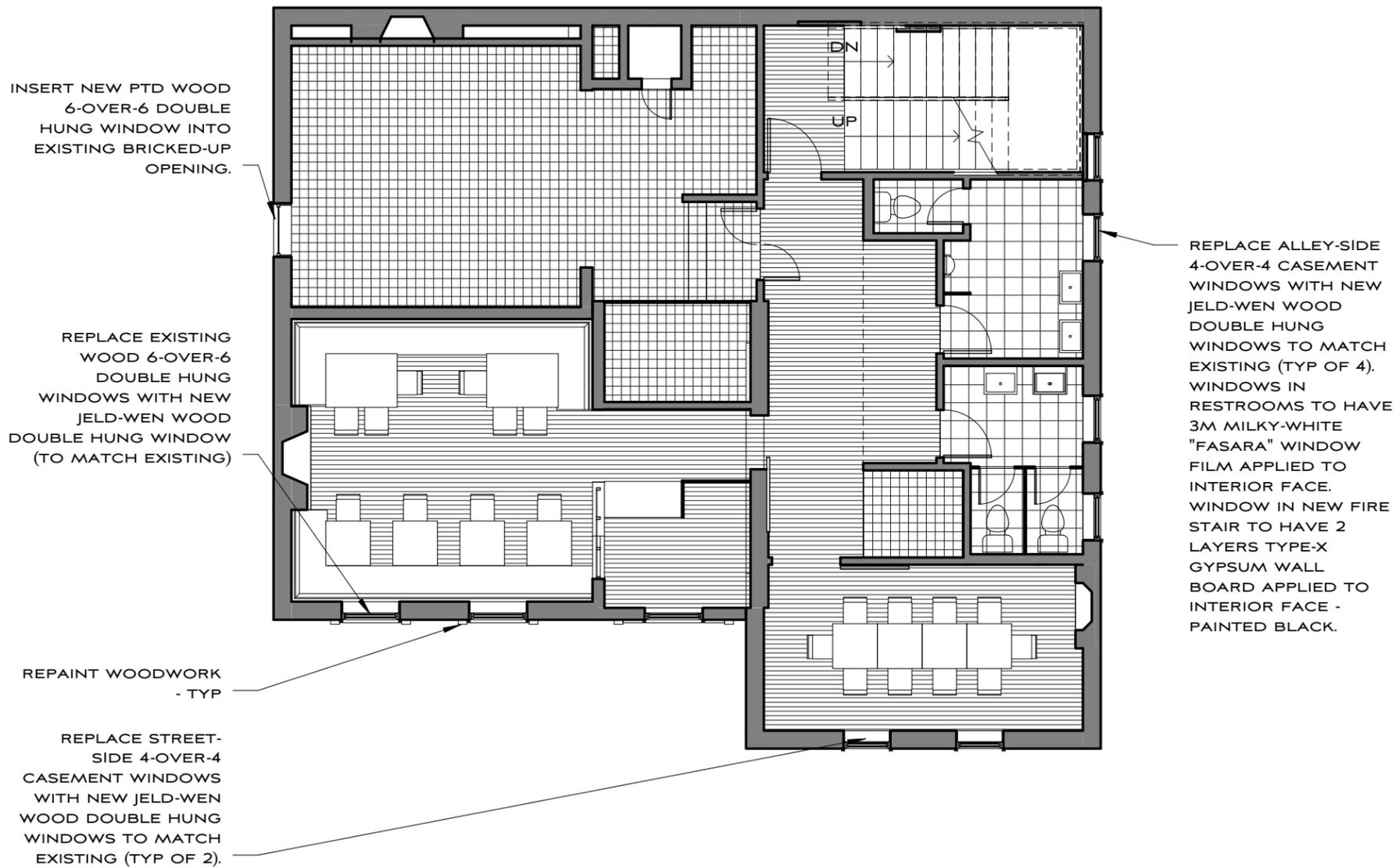
1208

MANUEL ZEITLIN ARCHITECTS

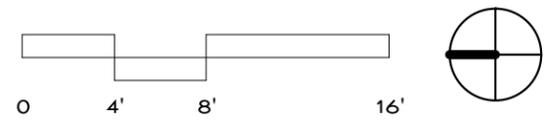


TEL 615 256.2880
FAX 615 256.4839

1819 21ST AVE SOUTH NASHVILLE, TN 37212



1 UPPER LEVEL PLAN
1/8" = 1'-0"



104 5TH AVENUE SOUTH

UPPER LEVEL PLAN

MHC FILING
JULY 4, 2012

A102

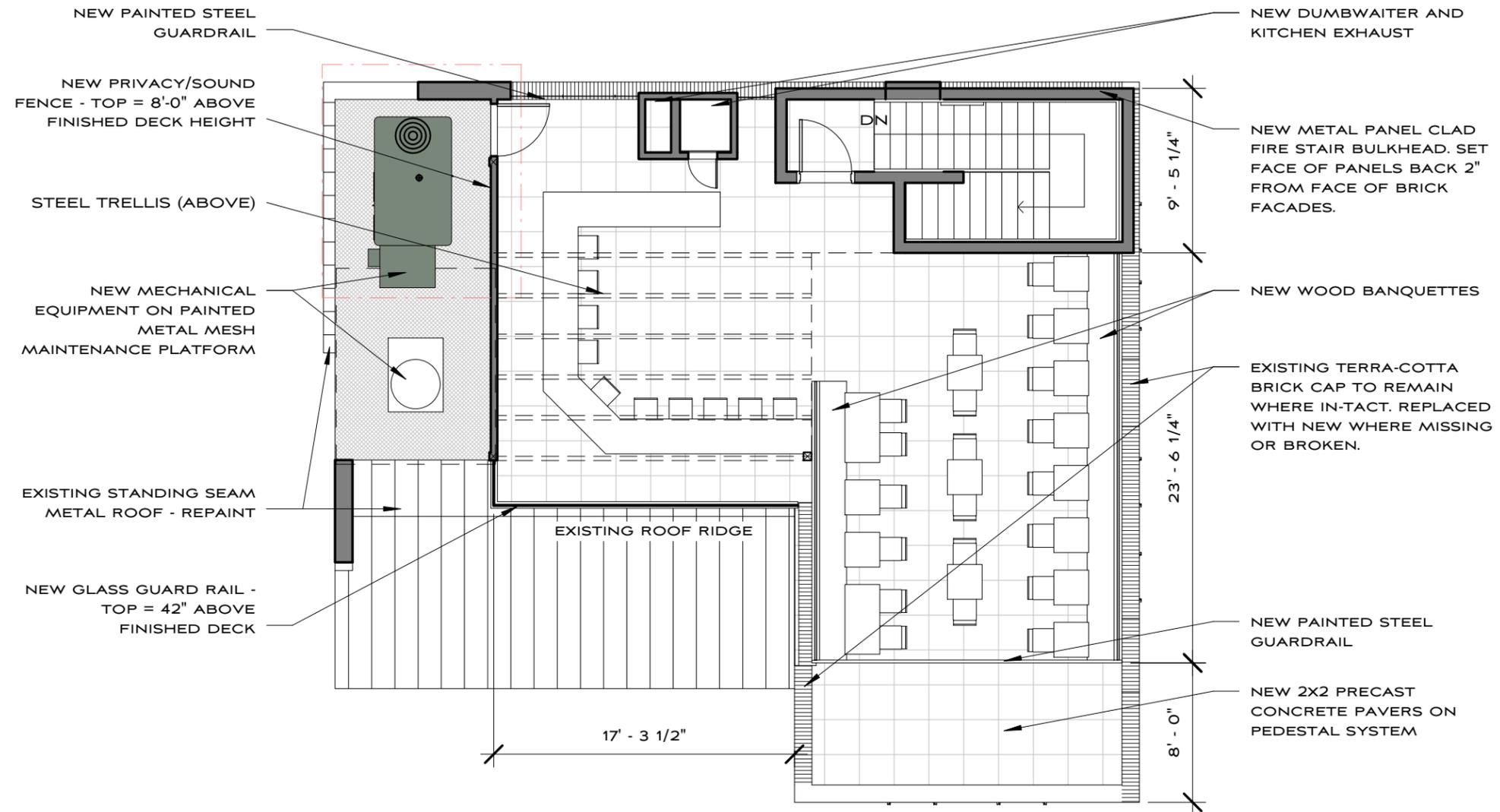
1208

MANUEL ZEITLIN ARCHITECTS

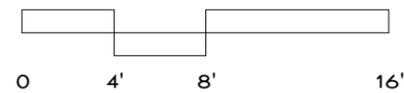


TEL 615 256.2880
FAX 615 256.4839

1819 21ST AVE SOUTH NASHVILLE, TN 37212



1 ROOF TERRACE PLAN
 1/8" = 1'-0"



104 5TH AVENUE SOUTH

ROOF TERRACE
 PLAN
 MHC FILING
 JULY 4, 2012

A103

1208

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
 FAX 615 256.4839

1819 21ST AVE SOUTH NASHVILLE, TN 37212



1 SOUTH ELEVATION
1/8" = 1'-0"

104 5TH AVENUE SOUTH

STREET ELEVATION

MHC FILING

JULY 4, 2012

A104

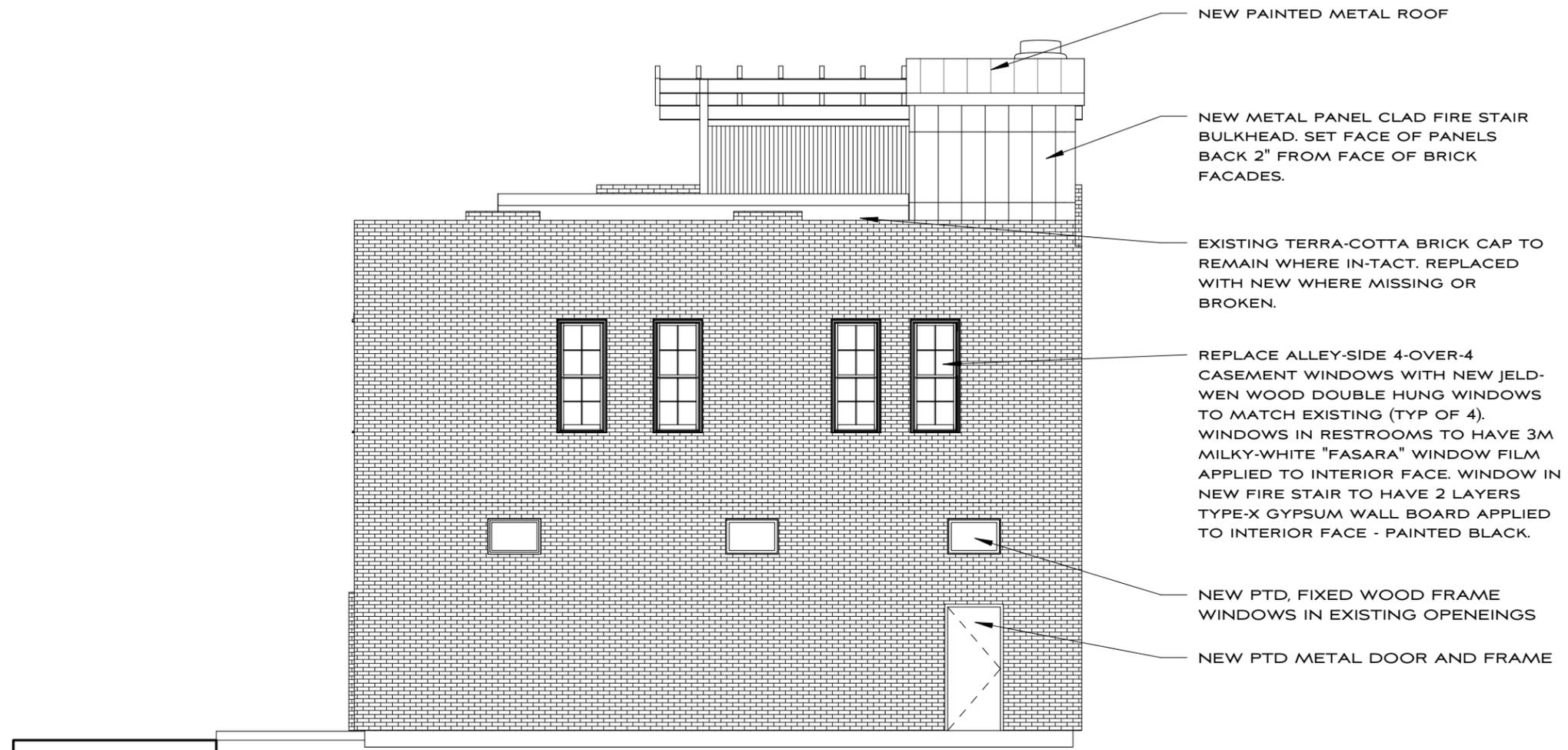
1208

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
FAX 615 256.4839

1819 21ST AVE SOUTH NASHVILLE, TN 37212



1 EAST ELEVATION
1/8" = 1'-0"

104 5TH AVENUE SOUTH

ALLEY ELEVATION

MHC FILING

JULY 4, 2012

A105

1208

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
FAX 615 256.4839

1819 21ST AVE SOUTH NASHVILLE, TN 37212



1 3D

104 5TH AVENUE SOUTH

3D

MHC FILING
JULY 4, 2012

A106

1208

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
FAX 615 256.4839

1819 21ST AVE SOUTH NASHVILLE, TN 37212