



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
128 2nd Avenue North
January 21, 2015

Application: New construction- addition
District: Second Avenue Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306207900
Applicant: Manuel Zeitlin, Architect
Project Lead: Allison Asbrock, robin.ziegler@nashville.gov

<p>Description of Project: This application is for the construction of a one-story rooftop addition.</p> <p>Recommendation Summary:</p> <p>Staff recommends approval with the condition that:</p> <ul style="list-style-type: none"> • The railing never have anything hanging on it such as lights, speakers, or signage and that the setback area not have any overhead elements added without a revision to the permit such as lighting, signage or speakers; and • All materials be approved by staff prior to purchase and installation <p>With these conditions, Staff finds the project to meet the design guidelines for additions in the Second Avenue Historic Preservation Zoning Overlay.</p>	<p>Attachments</p> <p>A: Photographs</p> <p>B: Site Plan</p> <p>C: Elevations</p>
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Applicable Design Guidelines:

NEW CONSTRUCTION

D: Guidelines: Roof Shape

1. The roofs of new buildings shall be visually compatible with the roof shape and orientation of surrounding buildings.
2. The roof forms of buildings within the district are typically flat or have a gentle slope behind a parapet wall.

E: Guidelines: Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.
2. The design of the street level of new buildings is crucial in establishing the commercial vitality. At least 80% of the street level façade of a new building shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian. This guideline is most important on Second Avenue where most of the buildings have commercial ground floor storefronts. First Avenue and side facades may have less glazing.
3. Define a clear primary entry. Doorways on primary facades shall appear similar to those used historically. The primary entrance should be defined with a canopy or other architectural feature.
4. Upper floor windows should be at least twice as tall as they are wide.
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.
5. Door and window openings should be recessed on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
6. On corner buildings, glazing shall turn the corner facing the secondary street a minimum of one structural bay or 16 feet, whichever is the greater.

F: Guidelines: Relationship of Materials, Texture, Details, and Material Color

1. The relationship and use of materials, texture, details and material colors of a new building's public facades shall be visually compatible with or similar to those of adjacent buildings, or shall not contrast conspicuously.
2. Masonry materials were primarily used in the historic district, and should continue to be predominant. Contemporary materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary's Standards*. Exterior Insulation Finish Systems (EIFS) and vinyl are not appropriate exterior materials.
3. Wood, brick, stone, and metal were used for window, door and storefront surrounds and should be used for new buildings.
4. Storefront façade materials may vary in keeping with the materials of the existing buildings. Stone, glazed tile, painted wood, and brick are all appropriate materials.
5. Tinted glass, reflective glass, or colored glass may not be used for windows.
6. Large expanses of featureless materials are not appropriate.
7. The color of new building materials should be compatible with historic buildings within the district.

H: Guidelines: Additions to Existing Buildings

1. 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.
2. Additions should not be made to the public facades of existing buildings.
3. Additions should not contribute to the loss of, or obscure, historic character-defining features or materials.
4. 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.

5. Rooftop additions should not exceed one story in height (or 15') and should be set back a minimum of 30 feet from the Second Avenue façade of the building, 10 feet from First Avenue, and 20' from a secondary street if it is a corner building

Rooftop railings should set back from each street facing wall by 8'.

Railings should not be used to support additional elements such as speakers, lighting, plants or signage.

In locations where railings are visible from the street, the materials should minimize the impact of the railing. Materials such as butt-joint glass or horizontal steel cable, may be appropriate.

Background:

The Hooper Building located at 128 Second Avenue North was constructed in 1924. This building is three stories tall facing Second Avenue and four stories on First Avenue due to a change in grade.



Analysis and Findings:

The applicant proposes to construct a one-story rooftop addition that will incorporate an existing stairwell enclosure. This application does not include signage. The rehabilitation plan for the building was approved administratively on December 11, 2014.

Additions to Existing Buildings

The rooftop addition has a front setback of seventy-eight feet, six and three quarters inches (78' 6 ¾") from the Second Avenue façade and a rear setback of fourteen feet, seven and one eighth inches (14' 7 1/8") from the First Avenue façade. The main rear massing of the addition is setback approximately forty-four feet, three inches (44' 3") from the First Avenue façade. Both the front and rear setbacks are appropriate according to the design guidelines which require a minimum of a thirty foot (30') setback on Second Avenue and a ten foot (10') setback on First Avenue.

Railings will not be added. The existing rear railing flush on the First Avenue façade will be repaired and retained. The retention of this railing eliminates the need to meet the eight foot (8') setback for railings. Provided that this railing does not support lights, speakers, signage, or any other objects staff approves the use of this railing for the rooftop addition.

Staff finds this project meets section II.H of the design guidelines.

Height and Scale

The existing structure at 128 Second Avenue North is a three story structure facing Second Avenue at a height of approximately fifty feet (50'). The buildings on either side are three story structures that are less than a half story taller than the Hooper Building.

To the left of the direct neighbor is a four story building, and directly across Second Avenue is a five story building.

The height of the rooftop addition is approximately fourteen feet and four inches (14' 4") from the top of the existing parapet wall to the top of the elevator shaft. This height is appropriate as it is within the fifteen foot (15') maximum height determined by the design guidelines for rooftop additions. The addition increases the height of the building to a total height of sixty-three feet and nine inches (63' 9") on Second Avenue. Staff finds the height of this addition to be appropriate as it is well within the range of the building heights in the immediate context.

The proposed rooftop addition will be the full width of the property at feet approximately fifty feet (50') wide. The proposed rooftop addition will be a minimal addition. The square footage of the roof area is approximately nine thousand, four hundred and eighty square feet (9,480 sq. ft.), and the addition will use approximately only four thousand, one hundred and thirty square feet (4,130 sq. ft.) for its finished dining area.

Staff finds this project meets section II.H of the design guidelines.

Roof Shape

The proposed roof form is a variety of flat roof surfaces that have a slight downslope toward Second Avenue. Staff finds this roof form to be appropriate as the majority of historic roof forms in the area are parapet roofs. The variety of roof surfaces is a compatible design as the roof will be minimally visible from the First and Second Avenue street levels.

Staff finds this project meets section II.D of the design guidelines.

Proportion and Rhythm of Openings

The design of the Second Avenue façade does not meet the guidelines for proportion and rhythm of window openings as it is a large expanse of standing seam metal cladding punctuated only by a centrally located door; however this facade of the addition will be minimally visible and is therefore appropriate. Staff finds the rhythm of openings on the more visible First Avenue façade to be appropriate as there a variety of enclosed utilities that create a dimensioned façade.

Relationship of Materials, Texture, Details, and Material Color

The proposed material for the Second Avenue façade is standing seam metal panels. Although not typical cladding for this district, the addition is new construction that will be minimally visible. Staff recommends additional review of the door on the Second Avenue façade as it was not indicated on the plans.

The First Avenue façade uses standing seam metal panels, stone veneer, kynar (coated metal), and large expanses of glass windows. The drawings indicate what appears to be a lap siding of an unspecified material. As the First Avenue façade does not front any historic context, the addition's contemporary design and materials are appropriate for this

façade. This includes the use of the metal standing seam panels and kynar. Windows and doors were not indicated.

Staff recommends final review of all materials including colors, for both facades. With this condition, Staff finds this project meets section II.F of the design guidelines.

Staff recommends approval with the condition that:

- The railing never have anything hanging on it such as lights, speakers, or signage and that the setback area not have any overhead elements added without a revision to the permit such as lighting, signage or speakers; and
- All materials be approved by staff prior to purchase and installation

With these conditions, Staff finds the project to meet the design guidelines for additions in the Second Avenue Historic Preservation Zoning Overlay.

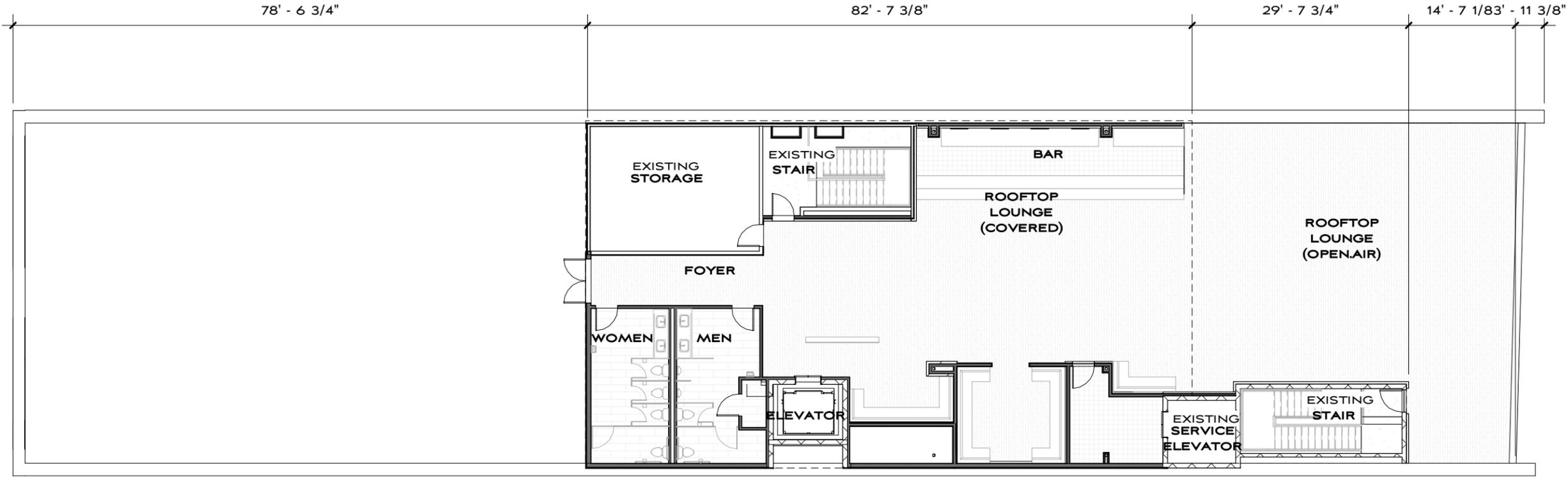


Figure 2: Property at 128 Second Avenue North with Surrounding Context



Figure 3: Surrounding Context Directly across from 128 Second Avenue North

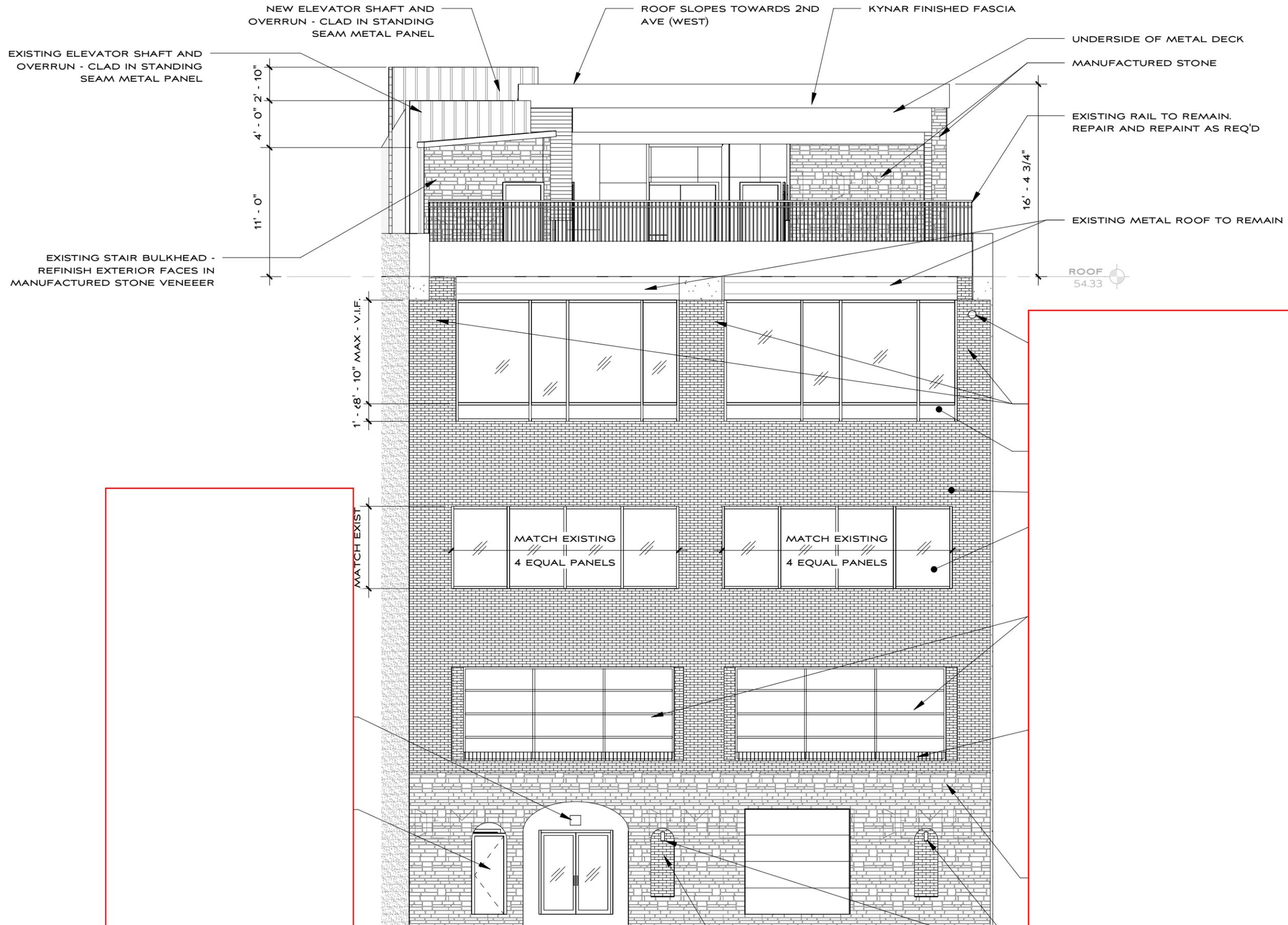
2ND AVE SOUTH



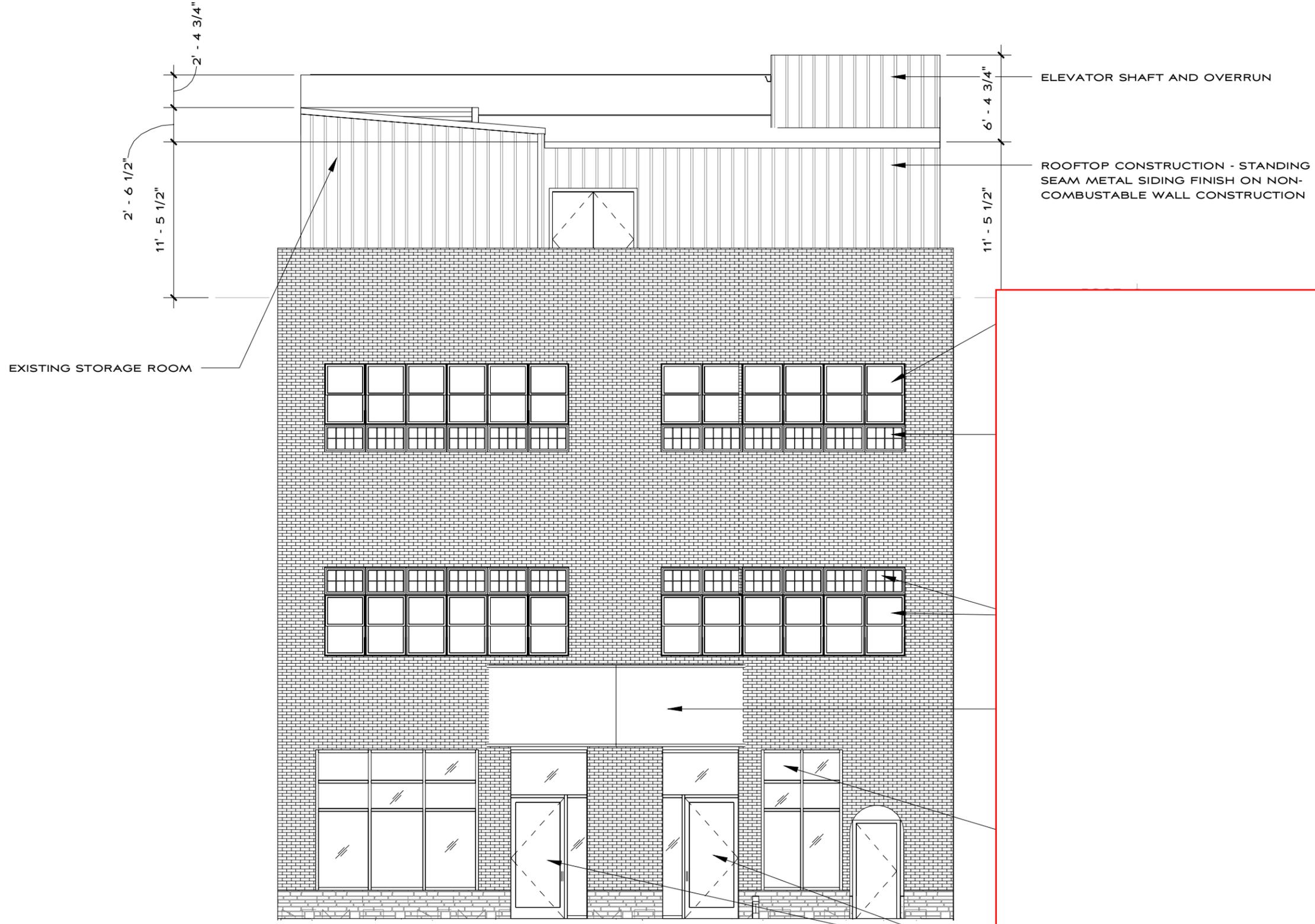
1ST AVE SOUTH

1 ROOF PLAN
 1/16" = 1'-0"





2 1ST AVE ELEVATION
1/8" = 1'-0"



1 2ND AVE ELEVATION
1/8" = 1'-0"