



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
613 17th Avenue North (MLK, Jr Academic Magnet School)
April 20, 2016

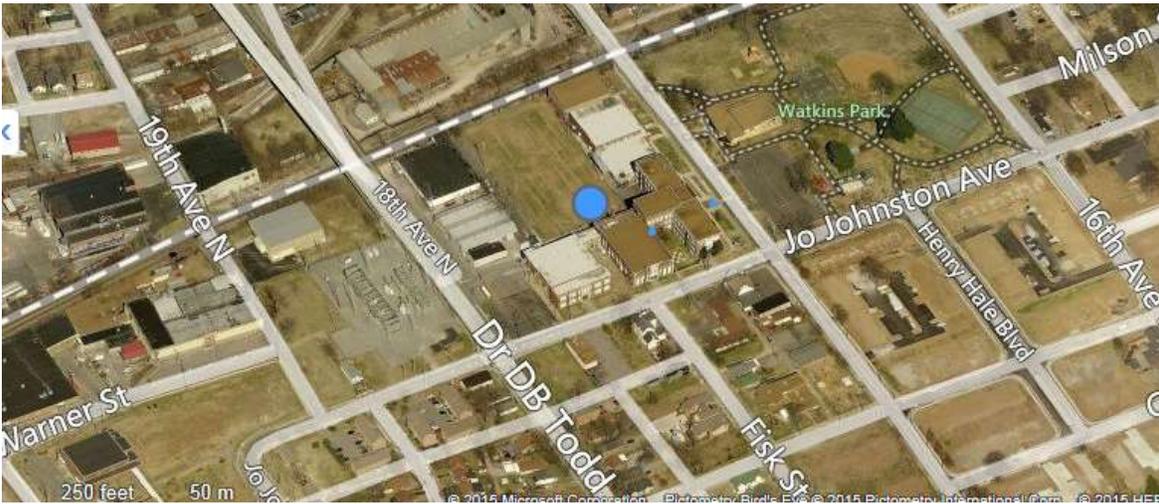
Application: New construction-addition
Map and Parcel Number: 09208001600
Council District: 19
Applicant: JC Elder, Bauer Askew Architecture
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: The applicant proposes an addition (phase I.b.) to an addition approved in 2015.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that staff provide final approval of masonry design, dimensions and color and metal colors and final approval of windows and doors. With these conditions, the project meets the design guidelines for new construction on a Landmark site.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Maps



Aerials



Applicable Design Guidelines:

I. Secretary of Interior Standards

B. *By state law, all design guidelines for neighborhood conservation zoning overlays must comply with the Secretary of the Interior's Standards for Treatment of Historic Properties:*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future. The essential form and integrity of the historic property and its environment would be unimpaired.

II. BUILDING SITE

Some Historic Landmark Districts consist only of the historic building and the land immediately underneath it. Other landmark districts consist of a building *and* the landscape surrounding the landmark. Often this landscape or *site* is an integral part of the landmark's importance and construction on or alteration of the site may have an impact on the landmark building itself. The following guidelines are intended for use when construction is proposed on a landmark site:

4. Construction of new buildings adjacent to the landmark building shall not detract from or diminish the value of the landmark itself. Standards 9 & 10 from the above guidelines address new construction and shall be applied when new buildings are proposed in a landmark district.

Background:

Located at 613 17th Avenue North and formerly Pearl High School, the original portion of this Art Deco building was completed in 1937 and designed by the prominent African-American architectural firm of McKissack and McKissack. For many years Nashville's only high school for black students, Pearl is significant as a community anchor for African Americans during segregation. The school was a project of the Public Works Administration (PWA) and maintains a high degree of architectural integrity with replacement windows and doors representing the only significant changes to the façade. Additions to the original structure include a vocational building (1945) and gymnasium (1964). Designated 7/30/2004; Ordinance No. BL2004-280

On August 19, 2015 the MHZC approved phase I.a. of this project which included removal of non-contributing buildings, the reorientation of parking and an addition,

behind the most significant building on campus and to the left of later historic additions. The proposed addition for phase I.b. will complete the previously approved addition.

Analysis and Findings:

Building Site: The MLK, Jr. Academic Magnet High School is a local Historic Landmark. The primary historic 1937 portion of the campus faces 17th Avenue North. The proposed addition will be behind this portion with highly visible portions on Jo Johnston Avenue and Dr. DB Todd Jr. Blvd. (See figure 1.) It will be attached to the left side of the 1945 addition. (See figure 2.)

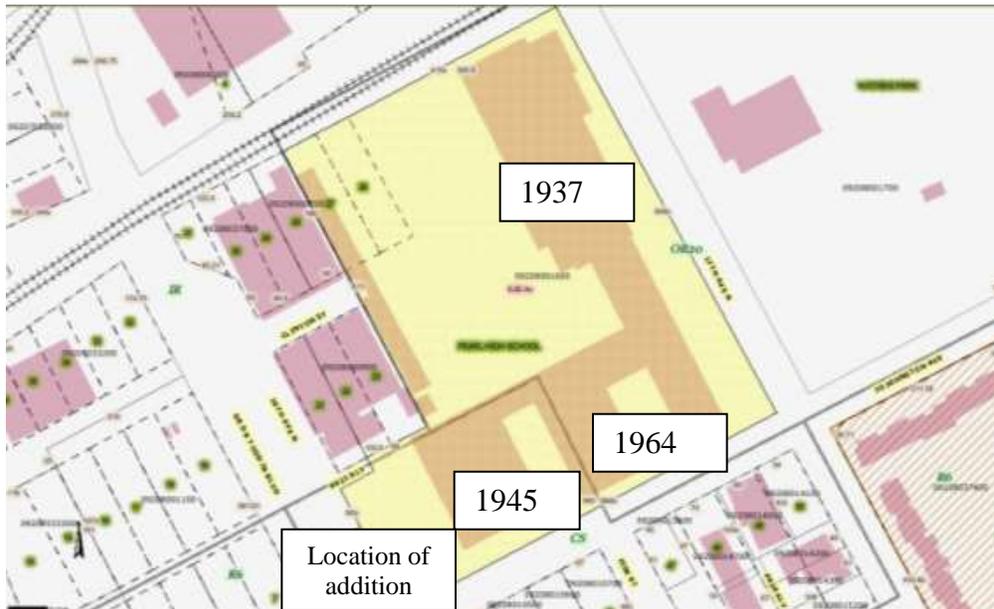


Figure 1: Shows the dates of construction for the MLK campus.



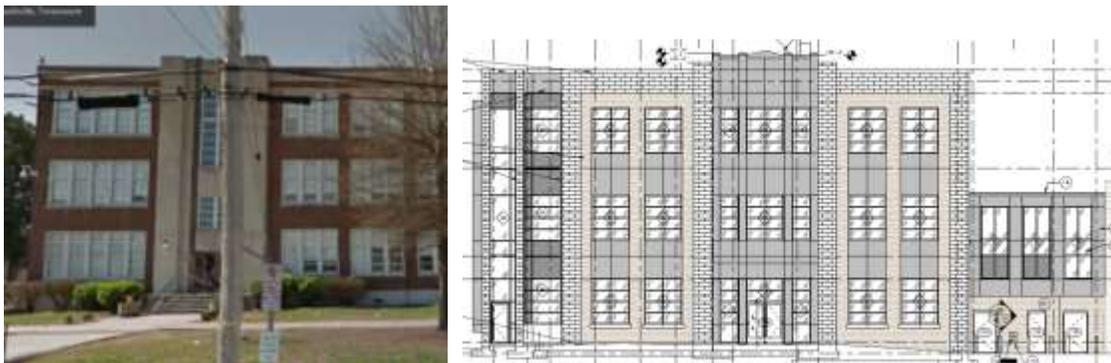
Figure 2: This parking area (to the side of the 1945 addition) is where Phase I.b. will be constructed.

The proposed addition does not alter or remove significant features of the site. The location keeps the addition from detracting from the historic portions of the campus. There are no known archaeological areas in this heavily disturbed area. For these reasons, Staff finds the project to meet section II of the design guidelines.

Compatibility of Massing & Form: The addition will be three-stories with a flat roof and parapet, similar to the historic portions of the campus. The façade is broken into four bays, with a taller central bay, again, similar to the historic portions of the campus. A two story portion attaches the new building to the two-story existing building, creating a visual break between the historic addition and the taller new construction. The façade facing Dr. DB Todd Blvd will not affect the historic character of the campus as it will not be seen in relationship to the original building nor will it physically touch the earliest building on campus. The Jo Johnston Ave façade will have an impact on the historic portion of the campus due to its proximity to the 1945 addition; however, this is minimized with the lower-scale two-story connector piece. The project meets section II.4 of the design guidelines.

Differentiation & Removability: The addition is differentiated from the old with a contemporary design that is compatible to the historic design. There is a clear break between the old and the new, allowing for not only a visual separation but the ability to remove later construction if there is ever a desire to fully restore earlier portions of the campus to current conditions. The project meets sections 9 and 10 of the Secretary of Interior Standards.

Compatibility of Openings: The rhythm of openings, window proportions, and window design are similar to the both the earliest historic building and the later 1945 addition. The project meets Secretary of Interior Standard 9.



Figures 1 and 2: The rhythm of openings and of façade articulation are similar to the historic building.

Compatibility of Materials: Materials for the siding include brick, calcium silicate masonry units, architectural exposed concrete and metal panels. The masonry products are similar to the materials used on the historic building and provide for a modern interpretation the simple brick and stone. Staff recommends final review of the masonry and the metal panel colors. Windows and their components include aluminum storefronts, metal panel rain screens, spandrel glass at the floor lines, and painted aluminum curtain wall. Staff recommends final review of masonry design, dimensions and color, metal colors and window designs.

Recommendation:

Staff recommends approval with the conditions that staff provide final approval of masonry design, dimensions and color and metal colors and final approval of windows and doors. With these conditions, the project meets the design guidelines for new construction on a Landmark site.

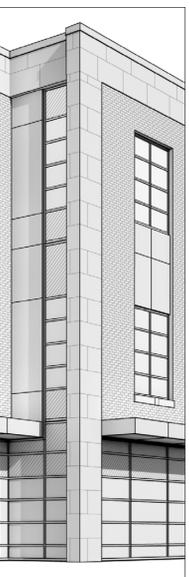


14005

MARTIN LUTHER KING, JR.
ACADEMIC MAGNET SCHOOL

PHASE I

MBOE # 800497.14.1A



613 17TH AVENUE NORTH
NASHVILLE, TN 37203

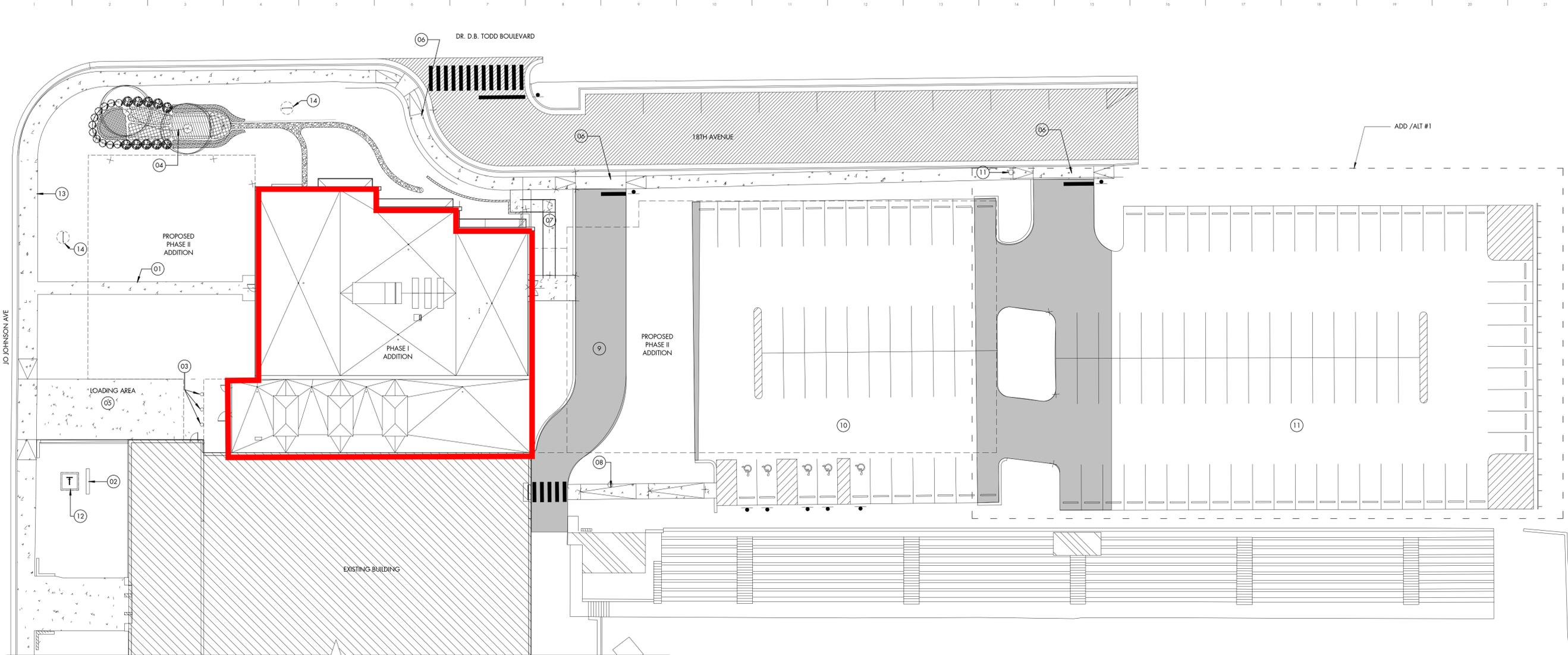
REVISION DATE

ARCHITECTURAL SITE PLAN

Sheet Number

AS1.01

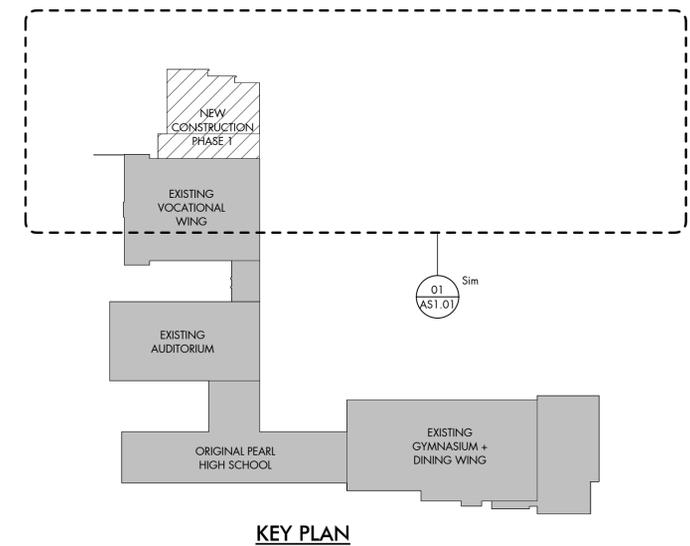
02 OCTOBER 2015
CONSTRUCTION DOCUMENTS



Original Phase Ia
Submission--
previously
approved

01 SITE PLAN

SITE PLAN KEYNOTES	
1	TEMPORARY SIDEWALK FOR PHASE I
2	10'-0" WIDE X 8'-0" HIGH MASONRY FIRE BARRIER (4HOUR)
3	CONC. BOLLARDS; REFER TO CIVIL FOR DETAILS
4	BIOSWALE; REFER TO CIVIL FOR DETAILS
5	NEW CONC. PAVEMENT; REFER TO CIVIL DWGS
6	NEW SIDEWALK; REFER TO CIVIL DWGS
7	NEW CONC RAMP, HANDRAIL, + RETAINING WALL
8	NEW POWER POLE
9	NEW ASPHALT PAVEMENT
10	NEW TEMPORARY PARKING LOT. UTILIZE EXISTING BUILDING SLABS
11	COORDINATE EXISTING BUILDING REQUIREMENTS W/ NES REQUIREMENTS
12	NEW TRANSFORMER + CONC. PAD; COORDINATE W/ NES
13	EXISTING SIDEWALK TO ROWAN
14	LOCATION OF JOB SIGN



KEY PLAN

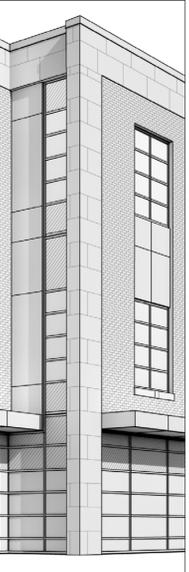


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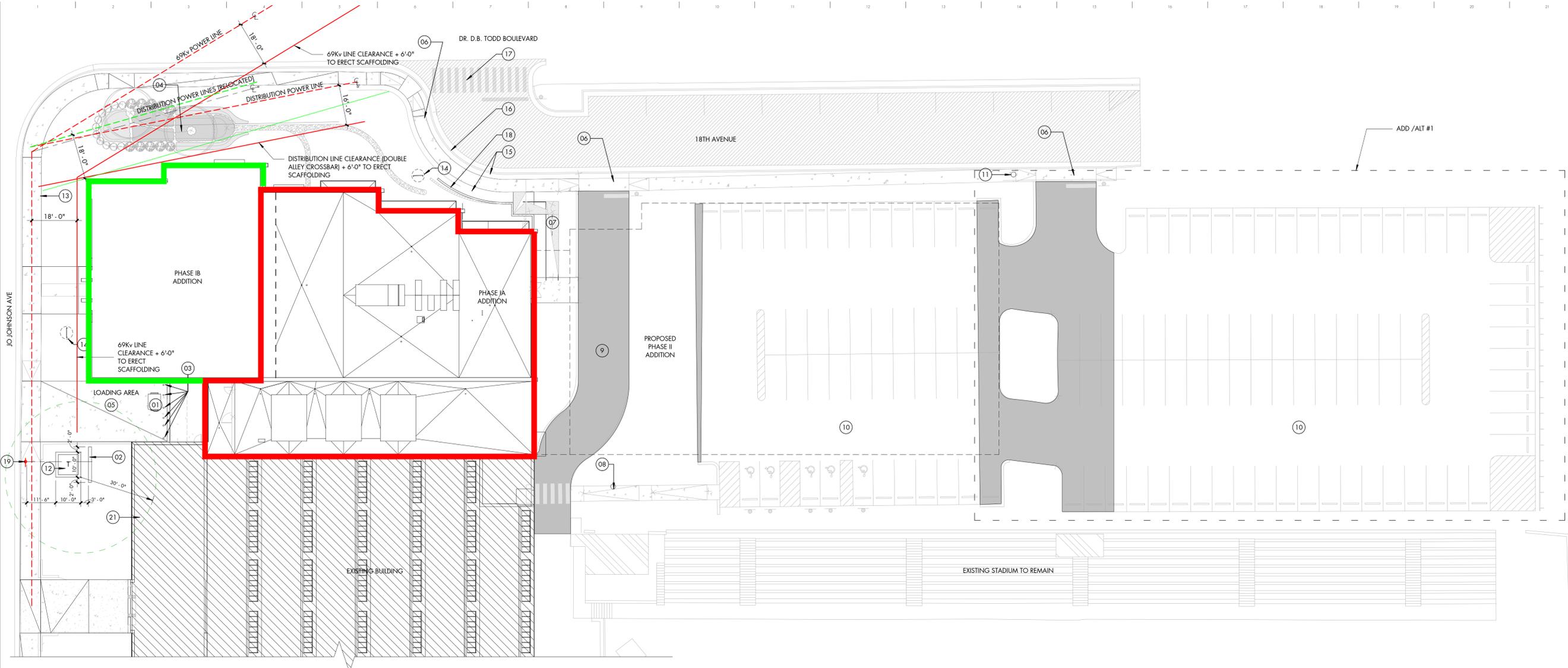
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ARCHITECTURAL SITE PLAN

Sheet Number

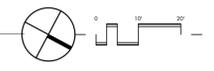
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26 FEBRUARY 2016
CONSTRUCTION DOCUMENTS

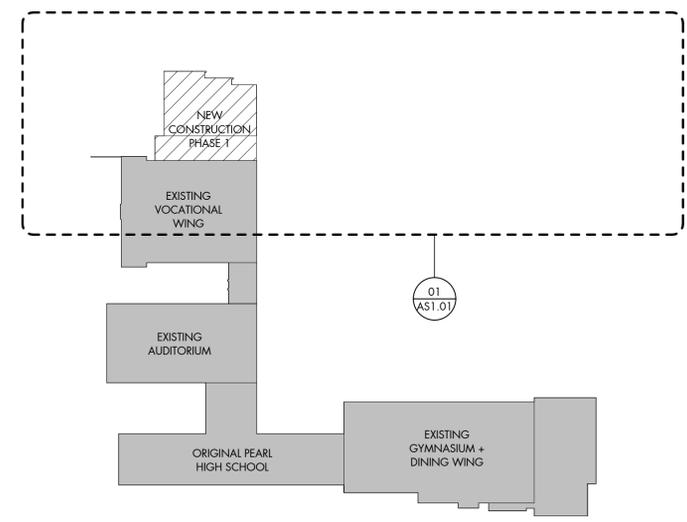


Revised Phase Ib Submission

01 SITE PLAN



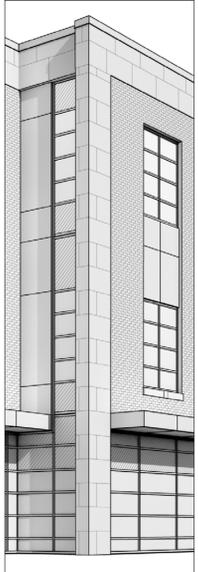
SITE PLAN KEYNOTES	
1	DUMPSTER
2	10'-0" WIDE X 8'-0" HIGH MASONRY FIRE BARRIER (4HOUR)
3	CONC. BOLLARDS; REFER TO CIVIL FOR DETAILS
4	BIOSWALE; REFER TO CIVIL FOR DETAILS
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6	NEW SIDEWALK; REFER TO CIVIL DWGS
7	NEW CONC. RAMP, HANDRAIL, + RETAINING WALL
8	NEW POWER POLE
9	NEW ASPHALT PAVEMENT
10	NEW TEMPORARY PARKING LOT. UTILIZE EXISTING BUILDING SLABS
11	COORDINATE EXISTING BUILDING REQUIREMENTS W/ NES REQUIREMENTS
12	NEW TRANSFORMER + CONC. PAD; COORDINATE W/ NES
13	EXISTING SIDEWALK TO REMAIN
14	LOCATION OF JOB SIGN
15	GRASS STRIP
16	POST, CURB, + GUTTER SYSTEM
17	CROSSWALK
18	RETAINING WALL
19	EXISTING POLE
21	EXISTING BUILDING



KEY PLAN



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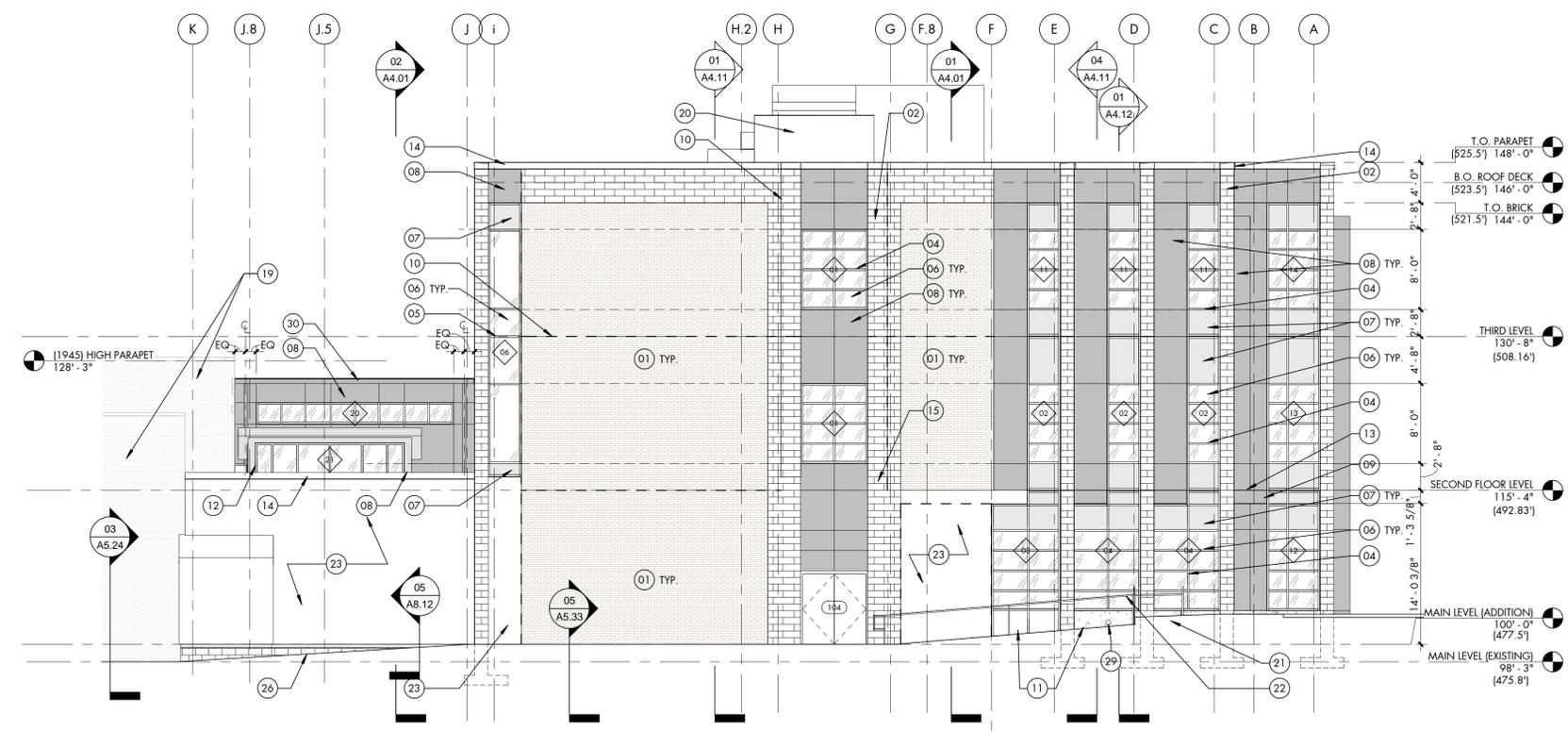
BUILDING ELEVATIONS

Sheet Number
A3.02
26 FEBRUARY 2016
CONSTRUCTION DOCUMENTS
www.baueraskewarchitecture.com

ELEVATION NOTES	
01	STANDARD MODULAR BRICK; RUNNING BOND; COLOR: TBD
02	CALCIUM SILICATE MASONRY UNITS; RUNNING BOND; COLOR: LIMESTONE
03	CALCIUM SILICATE MASONRY SILL; COLOR TO MATCH CALCIUM SILICATE MASONRY UNITS
04	2" X 6" FRONT SET PAINTED ALUMINUM STOREFRONT SYSTEM WITH 2" X 2" SNAP TRIM AT PERIMETER AND VERTICAL MULLIONS [COLOR: PEWTER]; REFER TO WINDOW SCHEDULE
05	2" X 6" FRONT SET PAINTED ALUMINUM CURTAIN WALL SYSTEM [COLOR: PEWTER]; REFER TO WINDOW SCHEDULE
06	1" INSULATED VISION GLAZING
07	1" INSULATED SPANDREL PANEL
08	PREFINISHED METAL PANEL RAIN SCREEN SYSTEM
09	PREFINISHED METAL PANEL FASCIA WITH DRIP EDGE AND SOFFIT
10	HORIZONTAL - CONTROL JOINT WITH THRU WALL FLASHING; VERTICAL - 3/8" JOINT WITH CONTINUOUS BACKER ROD AND SEALANT. SEALANT COLOR TO BE SELECTED BY ARCHITECT. ALIGN AT FULL AND HALF COURSING
11	ARCHITECTURAL EXPOSED CONCRETE WALL
12	SINGLE SLOPE TRANSLUCENT SKYLIGHT (SUPER SKY, EDGE POLYCARBONATE SYSTEM OR EQUAL), TYP.
13	SINGLE PLY MEMBRANE ROOFING SYSTEM; REFER TO ROOF PLAN FOR DETAILS
14	PREFINISHED METAL COPING, COLOR TO MATCH ADJACENT MATERIAL; REFER TO DETAILS FOR DIMENSIONS
15	ROOF FLASHING/COUNTERFLASHING AT MASONRY
16	PAINTED HOLLOW METAL DOOR AND FRAME; COLOR TO BE SELECTED BY ARCHITECT
17	PAINTED HOLLOW METAL DOOR AND FRAME WITH 1" INSULATED GLAZING LITE
18	BOLLARD-MOUNTED ADA ACTUATOR
19	EXISTING BUILDING BEYOND
20	ROOF TOP MECHANICAL UNITS; REFER TO MECH DWGS FOR DETAILS
21	EXTERIOR CONCRETE RAMP; REFER TO CIVIL FOR DETAILS
22	EXTERIOR PAINTED STEEL HANDRAIL; REFER TO CIVIL FOR DETAILS
23	TEMPORARY WALL PHASE I: BASIS OF DESIGN "STOTHEM ESSENCE" EIFS SYSTEM ASSEMBLY W/ R7.5 MIN RIGID INSUL.; EXT GYP SHEATHING ON METAL STUDS W/ R13 MIN BATT INSUL IN STUD CAVITY
24	BRONZE DOWN SPOUT NOZZLE WITH LAMBS TONGUE; REFER TO PLUMBING DWGS FOR DETAILS
25	WALL HYDRANT; REFER TO PLUMBING DWGS
26	FINISH GRADE; REFER TO CIVIL DWGS
27	CONCRETE FORMWORK JOINT; ALIGNED WITH VERT. MULLION, TYP.
28	FIRE DEPARTMENT CONNECTION WITH SIGNAGE; REFER TO CIVIL/FP DWGS, AS WELL AS LOCAL REQUIREMENT
29	SUMP PUMP DRAIN; REFER TO PLUMBING DRAWINGS; CENTER ON CENTERLINE OF VERTICAL MULLION, TYP.
30	PREFINISHED METAL GUTTER AND DOWNSPOUT
NOTE	FOR ENLARGED WINDOW ELEVATIONS AND GLAZING TYPES; REFER TO THE A6 SERIES SHEETS.



01 BUILDING ELEVATION
SOUTH



02 BUILDING ELEVATION
NORTH

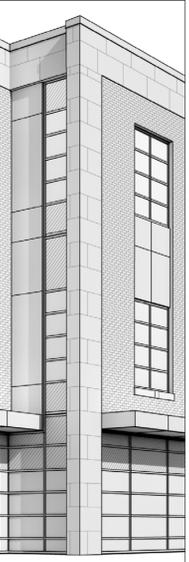


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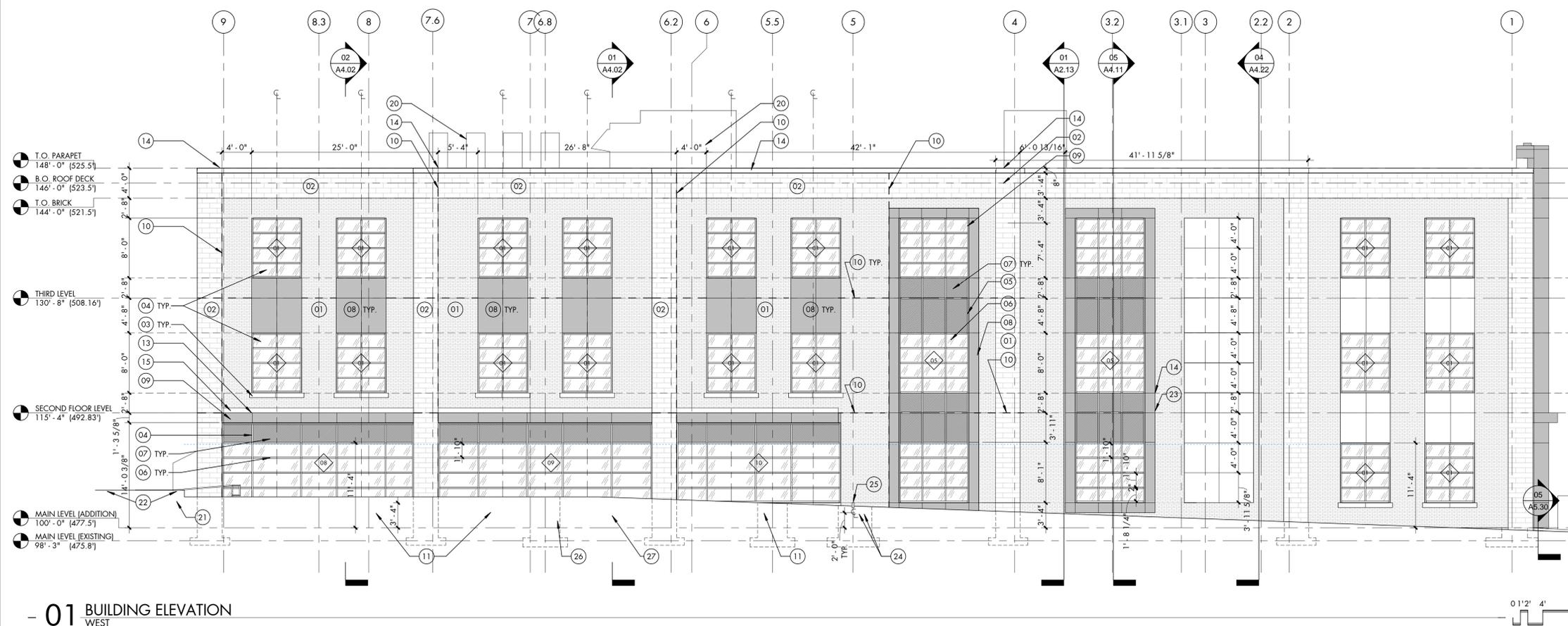
BUILDING ELEVATIONS

Sheet Number

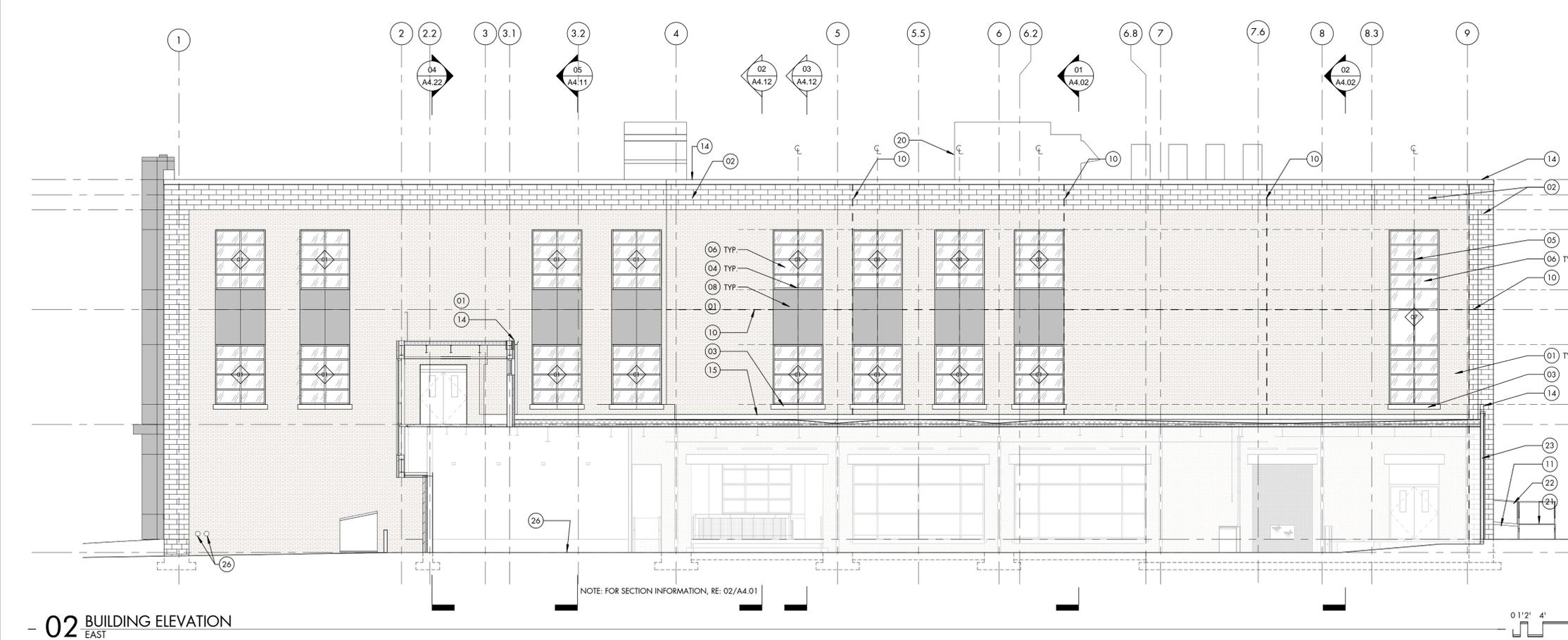
A3.01

26 FEBRUARY 2016
CONSTRUCTION DOCUMENTS

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- 01 BUILDING ELEVATION WEST



- 02 BUILDING ELEVATION EAST

NOTE: FOR SECTION INFORMATION, RE: 02/A4.01