

MEGAN BARRY
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
Fax: (615) 862-7974

STAFF RECOMMENDATION
150 Second Avenue North
August 17, 2016

Application: New construction—addition
District: Second Avenue Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306207400
Applicant: Whit Self, Hastings Architecture
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rooftop addition for an elevator shaft which is approximately seventeen feet, five inches (17'5") tall.

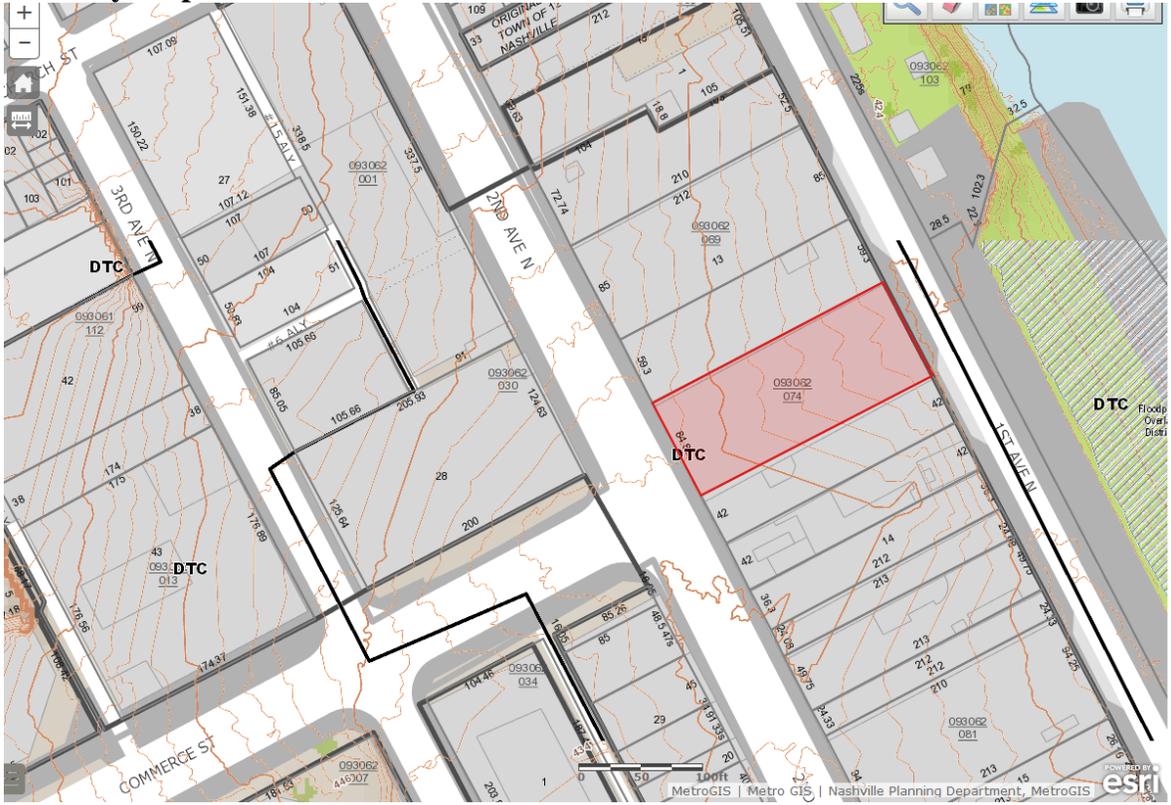
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the metal color and texture;
2. The applicant return for approval of the door, prior to installation; and
3. The applicant and owners seek the review and approval of any rooftop appurtenance, including, but not limited to, lighting, signage, posts, etc.

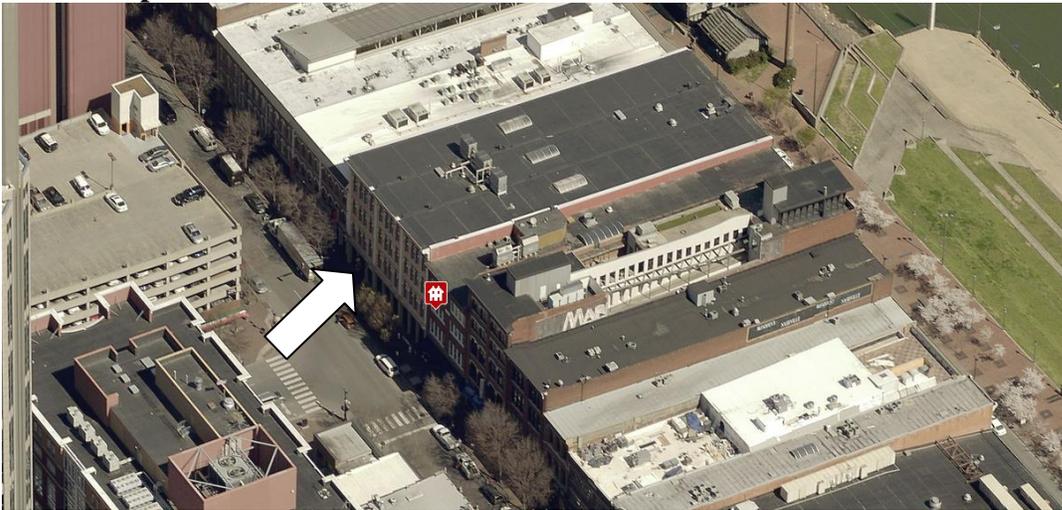
With these conditions, staff finds the proposed addition meets Section III.H. of the Second Avenue Historic Preservation Overlay Design Guidelines.

Attachments
A: Site Plan
B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. NEW CONSTRUCTION

General Principles

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: 150 Second Avenue North is a four story Italianate commercial building that was constructed c. 1880. It is a contributing structure to the Second Avenue Historic Preservation Zoning Overlay.



Analysis and Findings: Application is to construct a rooftop addition for an elevator shaft which is approximately seventeen feet, five inches (17'5") tall.

The design guidelines require that rooftop additions be located at least thirty feet (30') from the Second Avenue North façade of structures and ten feet (10') from the First Avenue North façade. The proposed addition meets these setbacks. It will be located thirty-four feet, nine inches (34'9") from the Second Avenue North façade and approximately one hundred and sixty-seven feet (167') from the First Avenue North facade.

The proposed addition will be eight feet, seven inches (8'7") wide and ten feet (10') deep. The design guidelines require that rooftop additions have a maximum height of fifteen feet (15'). However, the proposed addition will be seventeen feet, five inches (17'5") tall, which is two feet, five inches (2'5") taller than what the design guidelines allow. Staff finds the proposed height of seventeen, five inches (17'5") to be appropriate in this instance because the extra height is required to have the elevator stop on the rooftop. The height of the addition is the lowest it can be while still accommodating the elevator overrun. In addition, the proposed elevator addition is modestly scaled. It is just eight feet, seven inches (8'7") wide on a building that is eighty-five feet (85') wide, it is ten feet (10') deep on a building that is two hundred and ten feet (210') deep and has a deep step-back from the Second Avenue façade. The addition is utilitarian in nature, and will not significantly affect the historic character of the building. Staff finds its height and scale to be appropriate.

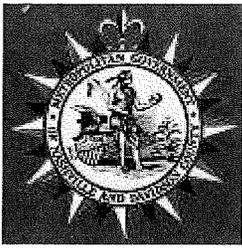
The addition will be clad in metal panels, and staff asks to review and approve the metal panel color and texture prior to purchase and installation. A door may be installed in the future for the rooftop access, and staff asks to approve the door specifications. Staff also reminds the applicant and owners that all other installations on the roof, including lighting, signage, posts, etc., will require the review and approval of the Metro Historic Zoning Commission.

With the staff's approval of the metal panels, staff finds that the proposed addition meets Section III.H. of the Second Avenue Historic Preservation Zoning Overlay design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the metal color and texture;
2. The applicant return for approval of the door, prior to installation; and
3. The applicant and owners seek the review and approval of any rooftop appurtenance, including, but not limited to, lighting, signage, posts, etc.

With these conditions, staff finds the proposed addition meets Section III.H. of the Second Avenue Historic Preservation Overlay Design Guidelines.



PRESERVATION PERMIT APPLICATION

METROPOLITAN HISTORIC ZONING COMMISSION

3000 Granny White Pike, Nashville, TN 37204

615-862-7970, 615-862-7974 fax, HistoricalCommission@nashville.gov

DEADLINE: Complete applications must be received a minimum of 16 days prior to the next MHZC hearing which takes place on the third Wednesday of the month. Please visit www.nashville.gov for the schedule. Incomplete applications will not be scheduled until all information has been received.

PROPERTY ADDRESS: 150 2ND AVENUE NORTH NASHVILLE TN 37201

APPLICANT (All communication by phone, fax, email or mail will be with the applicant.)

Name WHIT SELF

Mailing Address 127 3RD AVENUE SOUTH

City NASHVILLE Zip Code 37201

Contact Phone 615-329-1399 Fax Number 615-329-1486 Email WSELF@HAA.US

Owner Contractor Architect/Designer Other _____

PROPERTY OWNER (If different from applicant.)

Name 148 2ND AVENUE NORTH PARTNERS LLC

Mailing Address 1033 DEMONBREUN SUITE 600

City NASHVILLE Zip code 37203

Contact Phone 615-301-2910 Fax Number _____ Email ROB.LOWE@CUSHWAKE.COM

TYPE OF WORK New Construction (Addition) Demolition Renovation Other _____

(Only exterior projects are reviewed.)

DESCRIPTION OF WORK (Please use a separate sheet of paper for longer descriptions.)

THE SCOPE OF WORK INCLUDES EXTENDING A NEW ELEVATOR UP THROUGH AN EXISTING ROOF SYSTEM FOR A FUTURE ELEVATOR STOP ON THE ROOF. WORK ON ROOF IS LIMITED TO NEW ELEVATOR PENTHOUSE. THE ELEVATOR WILL NOT STOP ON THE ROOF AS PART OF THIS PROJECT. NO OTHER IMPROVEMENTS OR CHANGES TO THE ROOF ARE PART OF THIS PROJECT.

Any substitution or deviation from the approved work items listed on the Preservation Permit requires further review and approval by the Historic Zoning Commission prior to being undertaken. Accurate scale elevations, drawings, and site plans are needed for project review. The MHZC retains copies of all materials submitted.

Does the project require an alteration to base zoning?

Yes If yes, please see "Setback Determinations" at the bottom of page 2 for notification information. If notice is not met, project review will be delayed until the following public hearing.

NO If no, notification by the applicant is not required.

Estimated Cost of Work \$425,000

Code Administration's Temporary Bldg Permit # _____

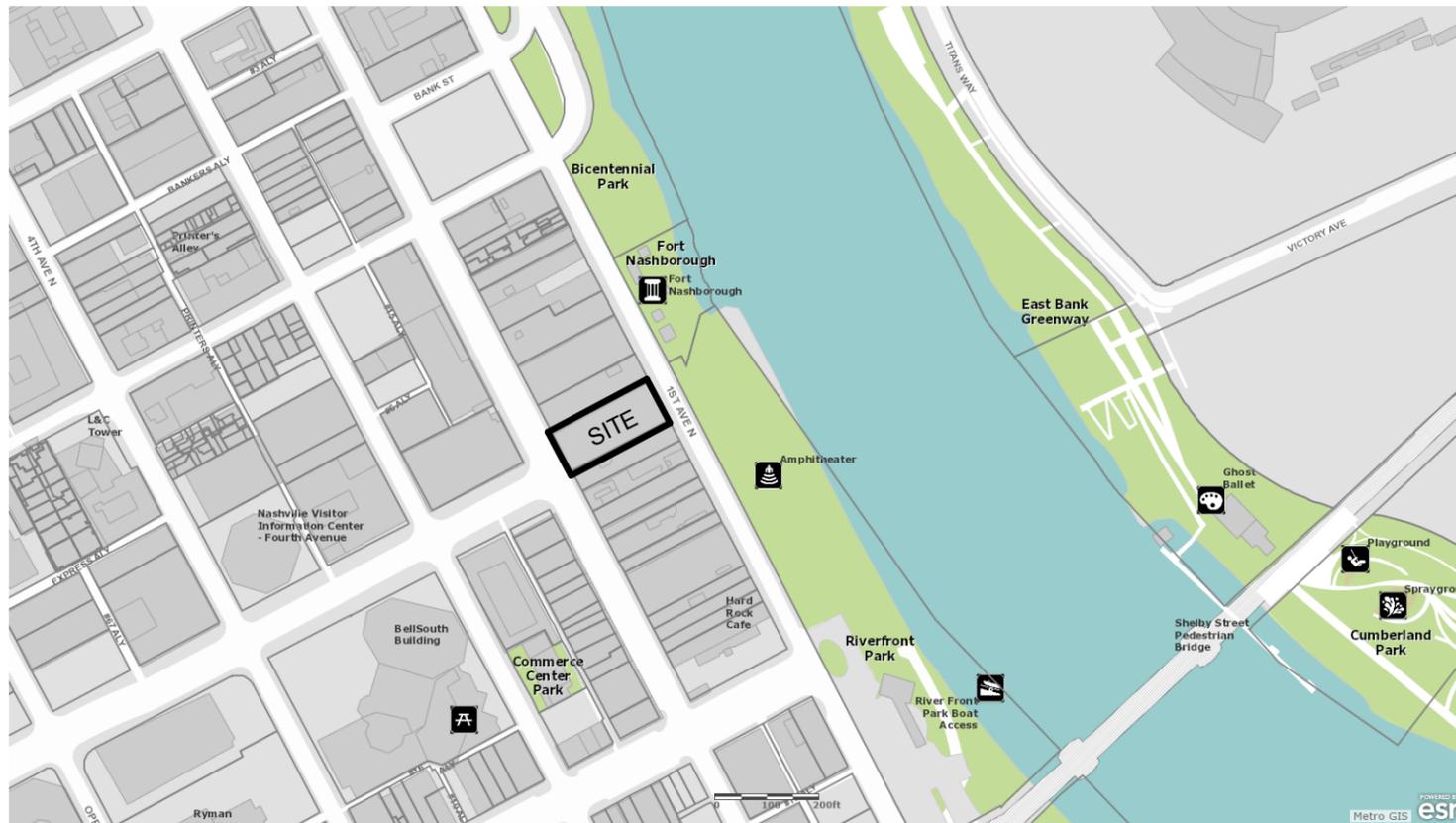
(This number starts with a "T" followed by the year. It may also be obtained later.)

Covenant Instrument # _____

(Required for Detached Accessory Dwelling Units)

SIGNATURE Whit Self **DATE** 7/28/16

I/We the above signed do hereby make application for a Preservation Permit following plans and proposals to be undertaken within the boundaries of an historic preservation overlay pursuant to Article IX of the Metropolitan Code.



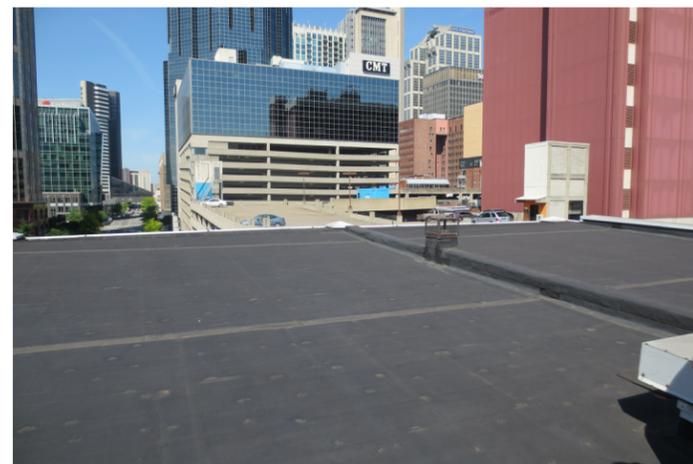
SITE PLAN



SECOND AVENUE FACADE



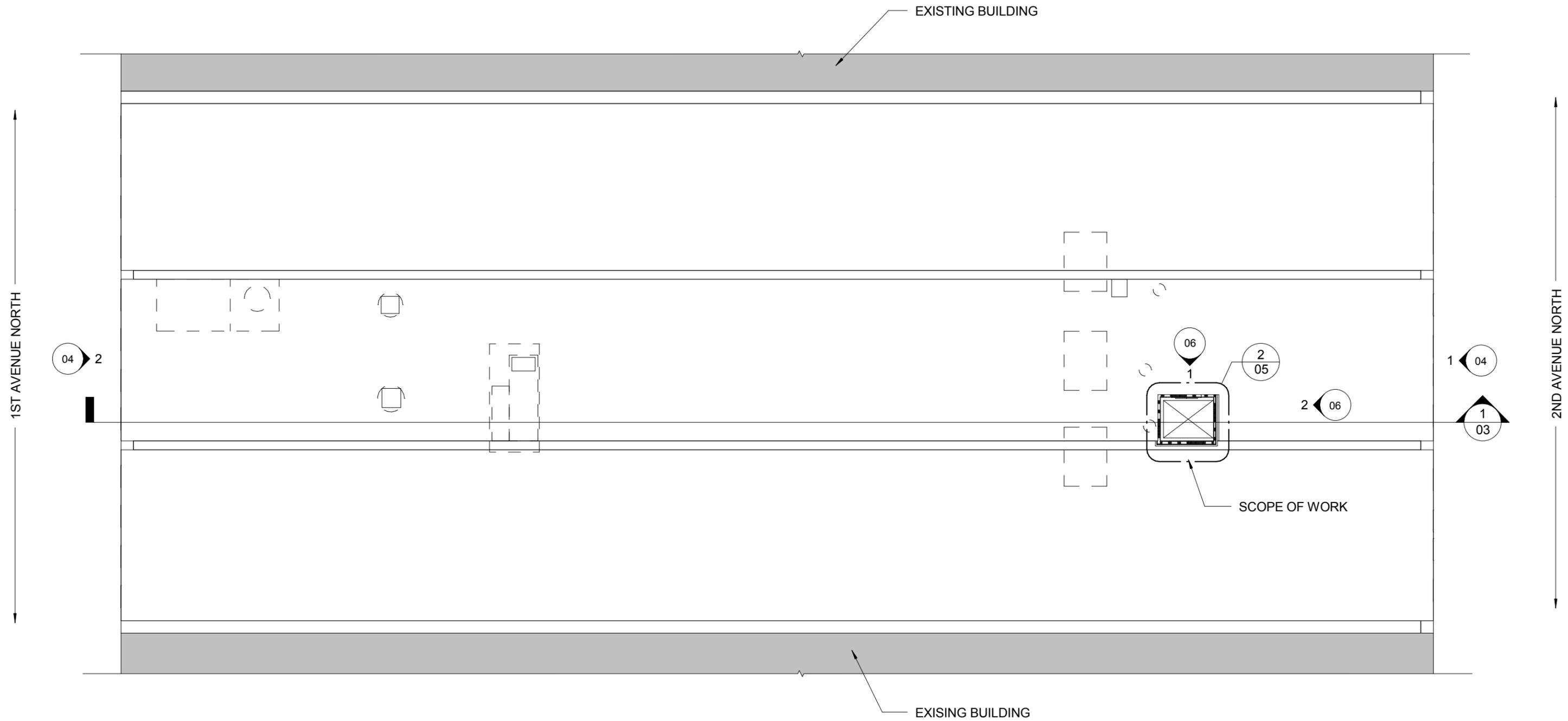
EXISTING ROOF (LOOKING TOWARD 1ST AVENUE)



EXISTING ROOF (LOOKING TOWARD 2ND AVENUE)

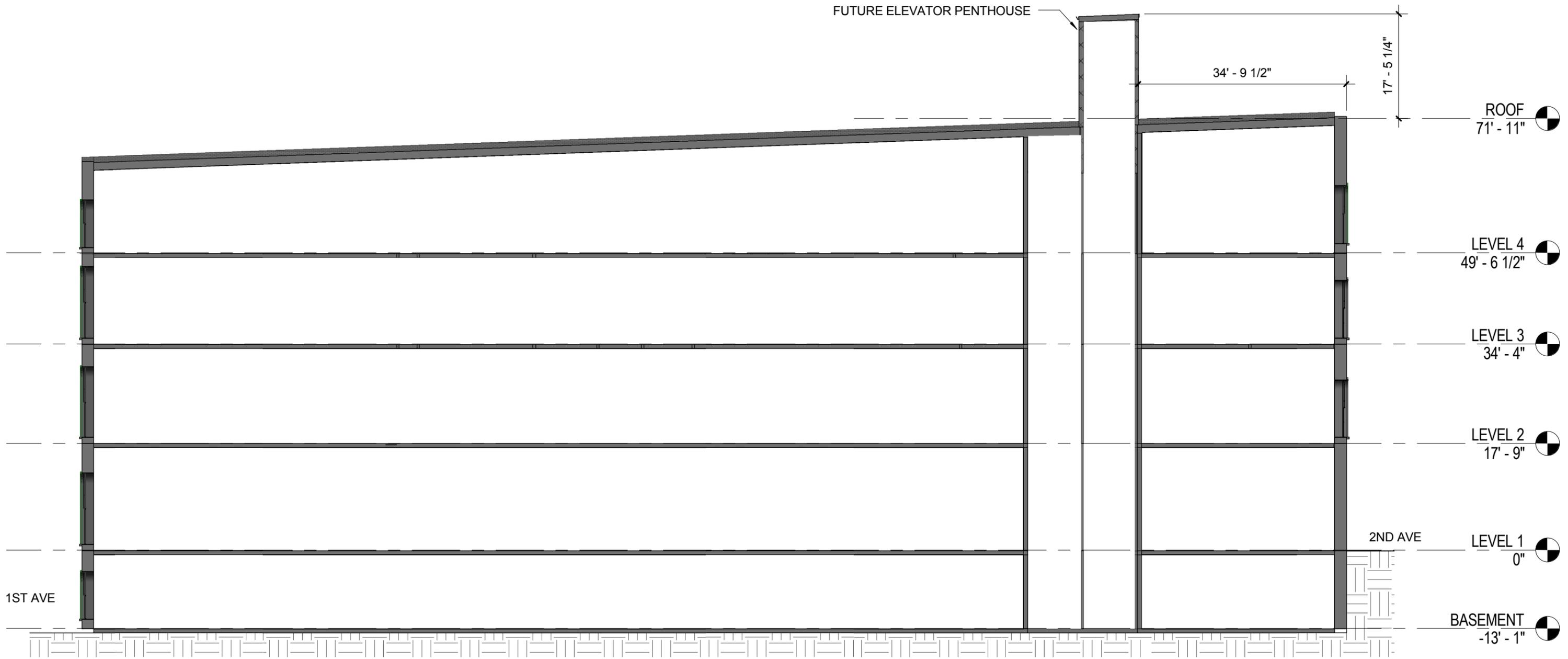


FIRST AVENUE FACADE

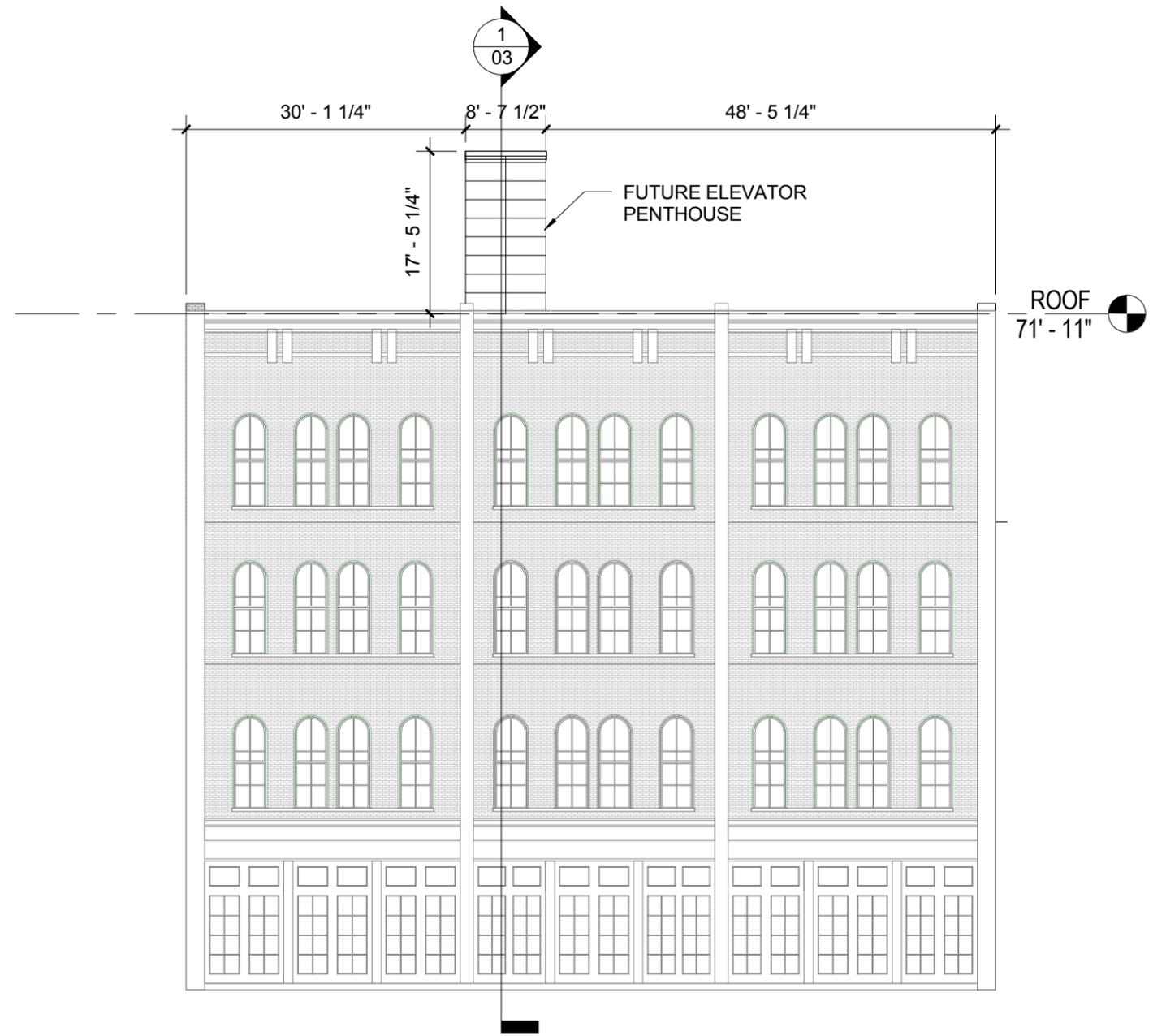
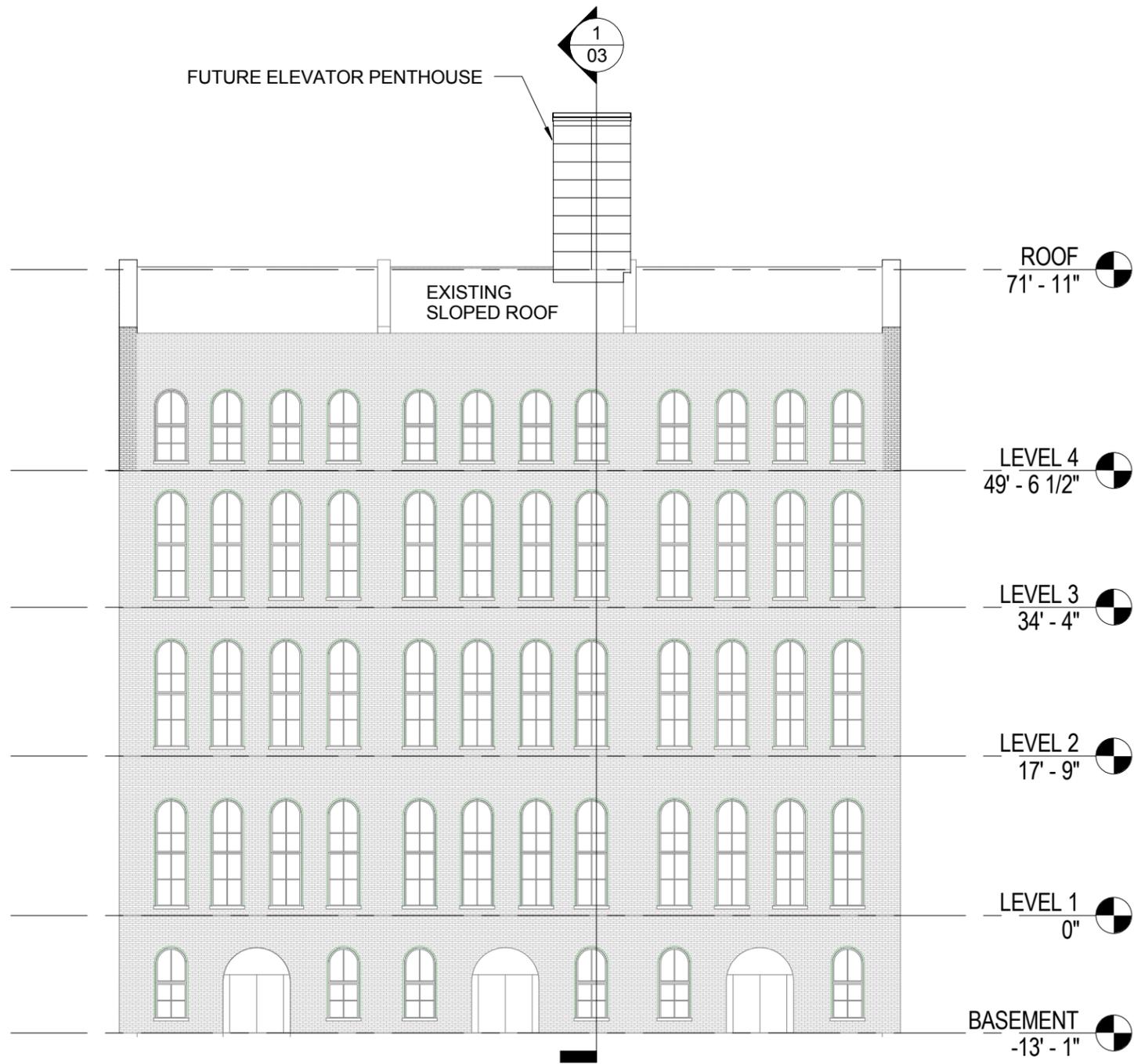


1 ROOF PLAN
1/16" = 1'-0"



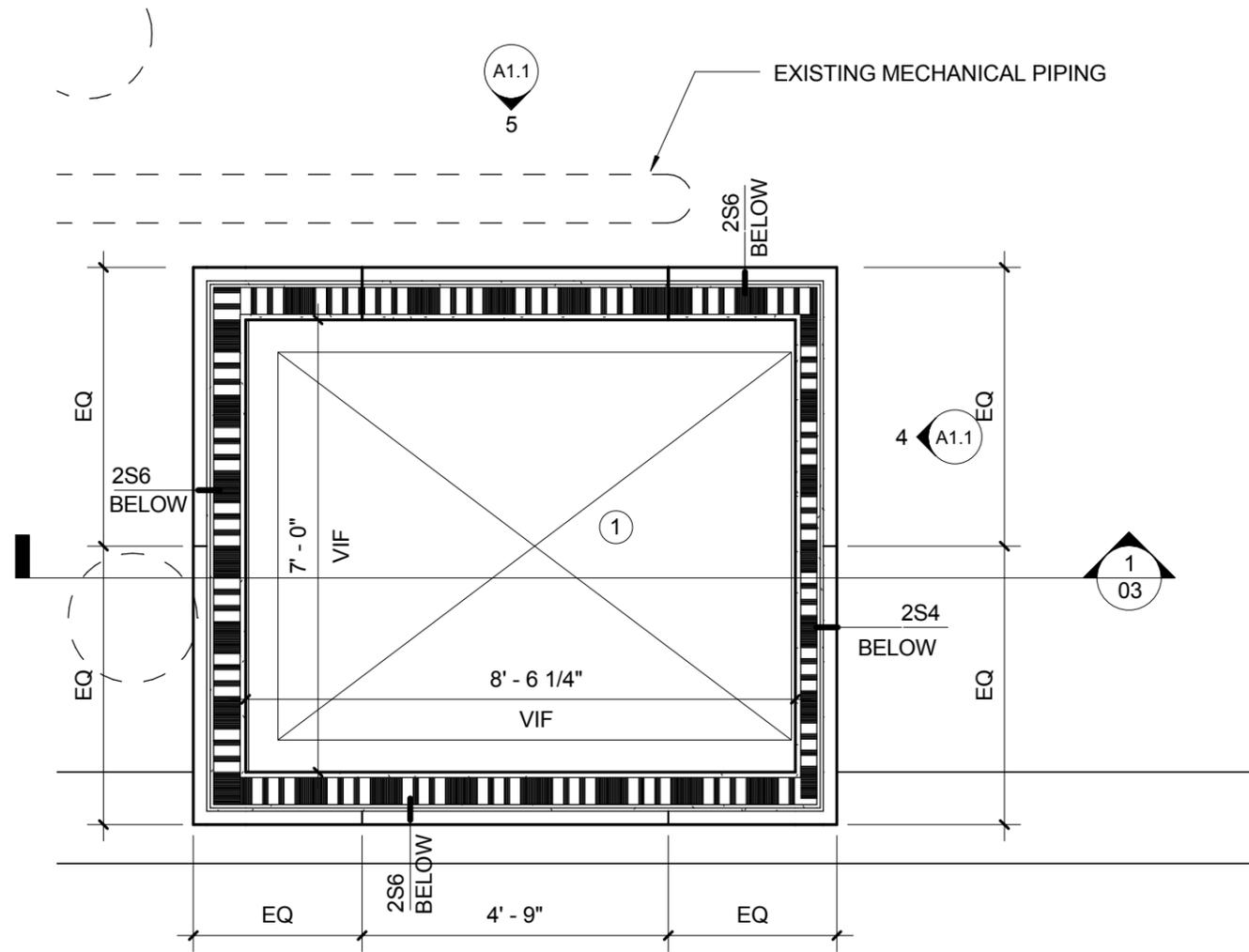


1 1ST AVENUE NORTH SECTION
 1/16" = 1'-0"
 0 8' 16' 32'

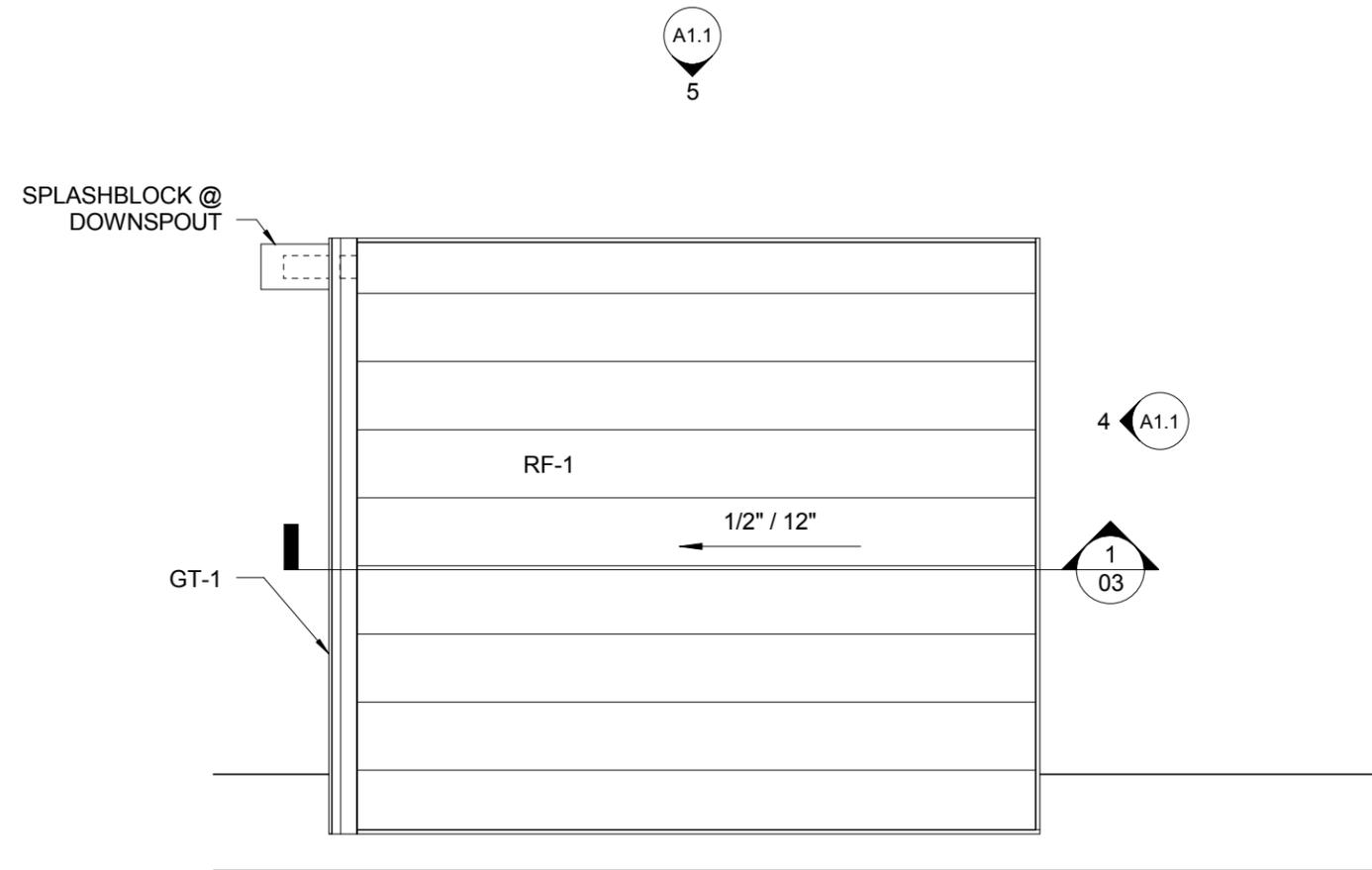


2 1ST AVENUE NORTH ELEVATION
 1/16" = 1'-0"
 0 8' 16' 32'

1 2ND AVENUE NORTH ELEVATION
 1/16" = 1'-0"
 0 8' 16' 32'



2 ENLARGED PLAN MHZC
 3/8" = 1'-0"
 0 1' 2' 4'



1 ELEVATOR PENTHOUSE ROOF PLAN MHZC
 3/8" = 1'-0"
 0 1' 2' 4'

EXTERIOR MATERIALS

INSULATED METAL PANEL

MP-1
 MFR: KINGSPAN
 PANEL TYPE: DESIGNWALL 2000 FLAT
 MATERIAL: STEEL
 CORE: POLYISOCYANURATE
 THICKNESS: 2-1/2"
 WIDTH: 2'-0" UON (SEE ELEVATION)
 COLOR: DOVE GRAY
 R-VALUE: 17.5

METAL ROOF

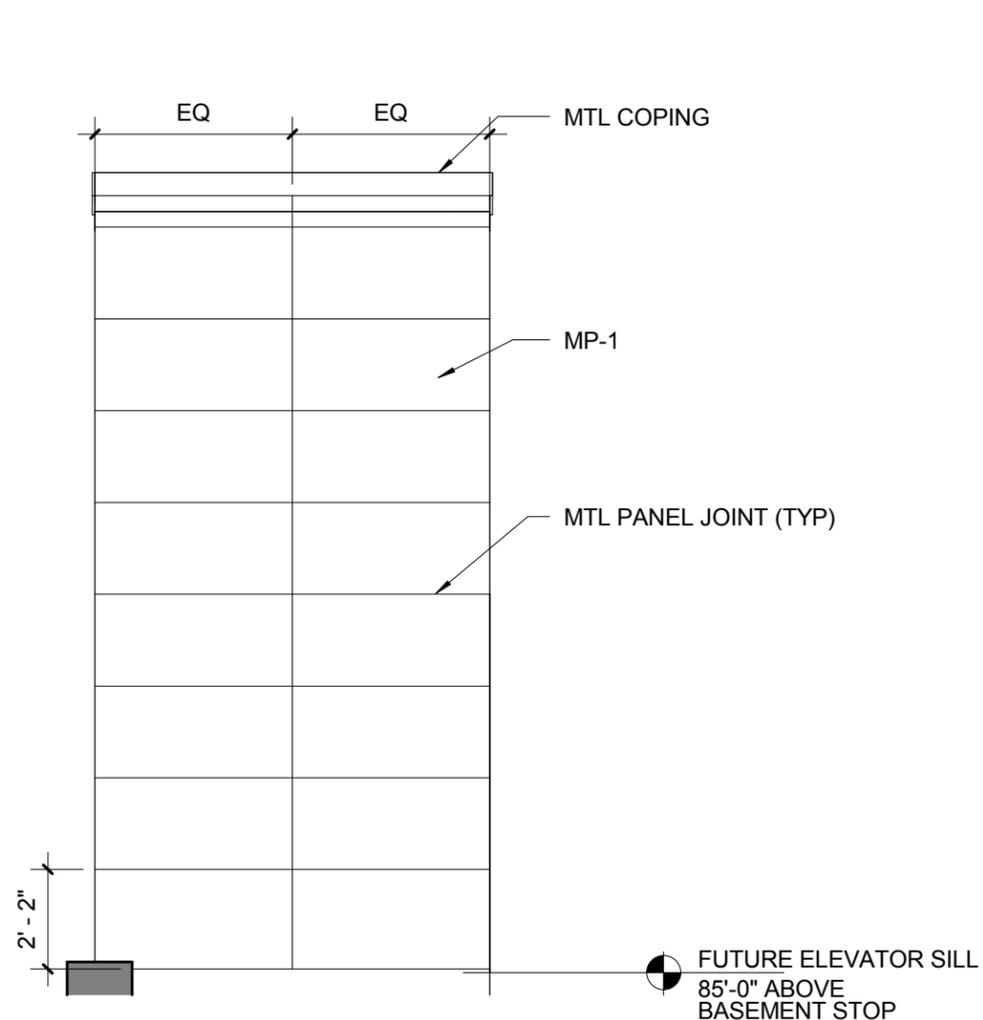
RF-1
 MFR: PAC-CLAD
 PANEL TYPE: TITE-LOC PLUS PANEL. SMOOTH PANEL
 MATERIAL: 24 GA STEEL
 WIDTH: 12"
 COLOR: STONE WHITE

GUTTER

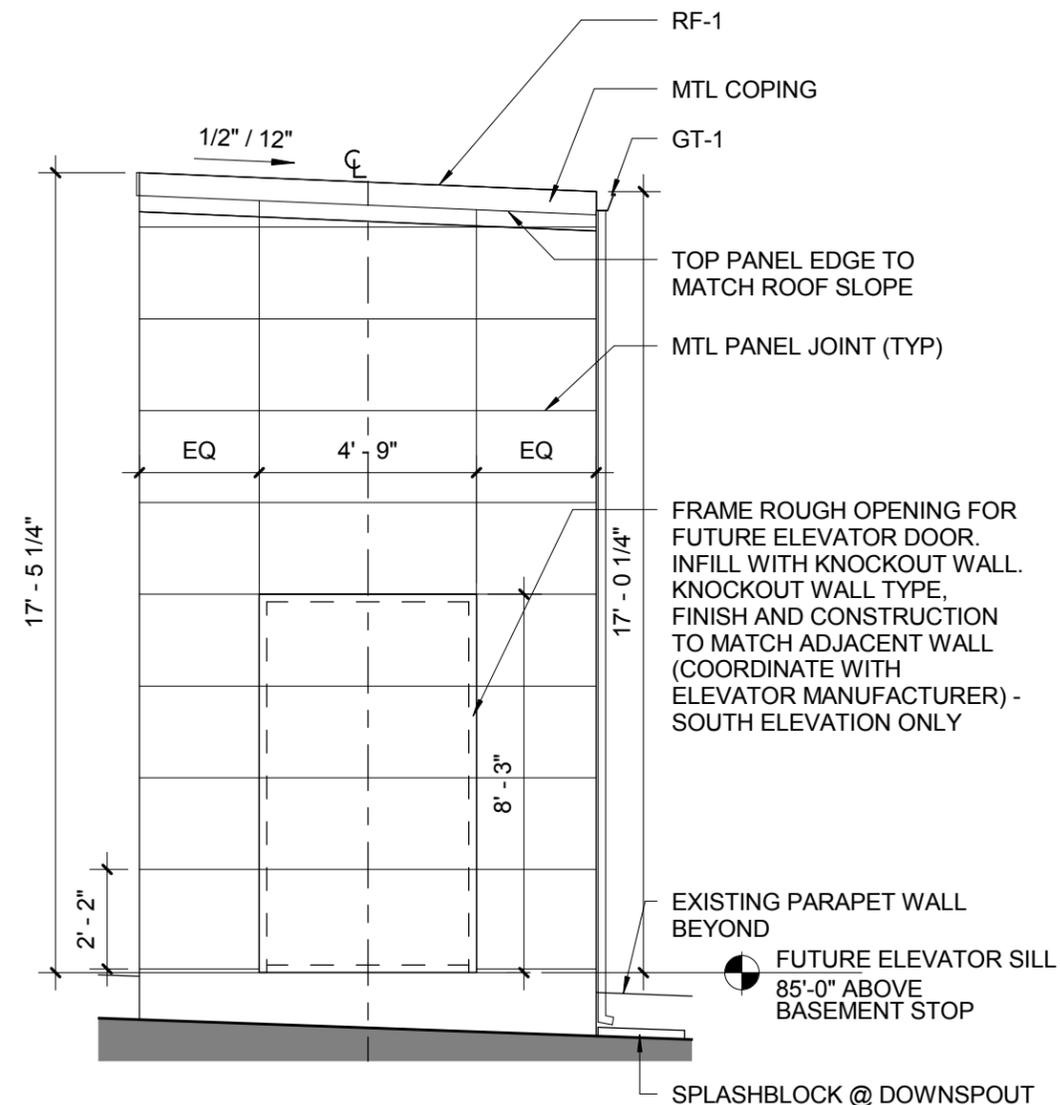
GT-1
 MFR: PAC-CLAD
 TYPE: SQUARE
 MATERIAL: 24 GA STEEL
 WIDTH: 4"
 LENGTH: SEE PLAN
 COLOR: DOVE GRAY (MATCH MP-1)

SHEATHING

GP DENSGLOSS (TYPE X) OR APPROVED EQ



2 TYP SIDE ELEVATION
 1/4" = 1'-0"
 0 2' 4' 8'



1 FRONT/REAR ELEVATION
 1/4" = 1'-0"
 0 2' 4' 8'