



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

1310 Ordway Place

March 15, 2017

Application: New construction—addition;

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309002700

Applicant: Charlie Friedman, Nashville Classical

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: Application is to construct a detached modular classroom attached to the historic building at an existing side door.

Recommendation Summary: Staff recommends approval with the condition that windows and doors are added to the Ordway Place elevation. With that condition, Staff finds that that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

7. 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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

10. Additions to Existing Buildings

- a. 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.

A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Foundation

- *Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow for a minimum of a four inch (4") inset.*
- *Foundation height should match or be lower than the existing structure.*
- *Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in materials or a change in masonry coursing, etc.*

Roof

- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*

- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*
 - *Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building.*
- c. Additions must not imitate earlier styles or periods of architecture.

Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

Background: Ross Elementary School at 1310 Ordway was constructed in 1907. It is listed as a contributing building in the East Nashville National Register District. The left side addition was constructed in 1930 or 1949-50.



Figure 1: 1310 Ordway, formerly Ross Elementary School.

Metro constructed a new elementary school in 1988, a few blocks away, since the building could not accommodate the number of students and the portable classrooms added (since removed) did not allow space for athletic facilities. In 1991 the building was used by Ross Head Start, and a permit was issued to use the site as a day care center for 190 children

As early as 1930, the site had portable classrooms. In 1982 a permit was issued for a 20' x 40' portable classroom to be moved to the site from another school. In 1983 a permit was issued for another portable classroom to be moved to the site.

The Nashville Classical Charter School, the current occupant, conducted interior renovations in 2015 and 2016. The building is owned by Metro.

Analysis and Findings:

Application is to construct a detached modular classroom. Staff primarily used the design guidelines for an addition since the building is not a principle building and is not typical of accessory buildings.

Modular classrooms have been approved in the past, but they have always been located to the rear of the historic building. The majority of moduls have been in locations of minimal visibility.



Figure 2: To the far right is an existing addition to the historic building which is in the middle. The modular will be located to the far left in this image.

Location and Setback: The new structure will be highly visible from Ordway Place and North Fourteenth Street in the proposed location to the left of the historic structure. Parking is located to the rear. Modular classrooms have been approved by MHZC in the past; however, they have generally been in locations of minimal visibility and all have been located behind the historic building. The modular building at the corner of South 10th Street and Fatherland is highly visible because it is located on a corner lot, but it is located behind the historic building. In this case, there is not enough room behind the building to accommodate the modular and the location to the right that would only be visible from one rather than two streets, already has an addition.

The front wall has a front setback of approximately forty-eight feet (48'), compared to approximately twenty-nine feet (29') for the historic building and forty-two feet (42') for the right-side addition. It is approximately ten feet (10') from the sidewall of the historic building and connected by an uncovered walkway. It meets bulk zoning setback requirements.

Staff finds the location and setbacks to be appropriate as the modular is pushed back from the front of the historic building, minimizing its impact and is in the only possible location, based on existing conditions.

Staff finds the location and setbacks of the proposed addition to meet Sections II.B.3 and II.B.10 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The proposed modular structure will be lower in height and smaller in footprint than the historic structure. The historic structure has a maximum height of approximately fifty-four feet (54'). By comparison the new modular structure will be approximately fifteen (15') which includes a three-foot (3') tall foundation. The height of the existing addition was not provided but appears to be similar to fifteen feet (15') Although too short to meet the historic context for infill, the building will read more as an addition to the historic building and therefore is appropriate.

Staff finds the height and scale of the proposed addition to meet Sections II.B.1., II.B.2., and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The historic building has a low-slope hipped roof with a parapet wall on the right-side addition. The modular building will have a parapet wall which provides some symmetry between the existing addition and the modular building. Staff therefore finds the modular's roof form to meet Sections II.B.5. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings & Orientation: The modular will have solid metal doors facing the school and full-light double doors facing North Fourteenth Street, which is appropriate. The front of the building, facing Ordway Place, has no openings. In order to meet the requirement that new construction match the rhythm of solid-to-voids found in the neighborhood, Staff recommends at least four windows on the Ordway facing facade. In order to meet the design guideline requirement for orientation, staff recommends a set of double doors with decking and stairs facing Ordway Place. (The doors do not need to be operable.) Windows may remain on the right-side, facing the historic building, or may be removed, as this will not be a highly visible location. Doors may remain on the left side or be replaced with a window, as this is a secondary façade. With these conditions, the project meets Section II.B.7. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

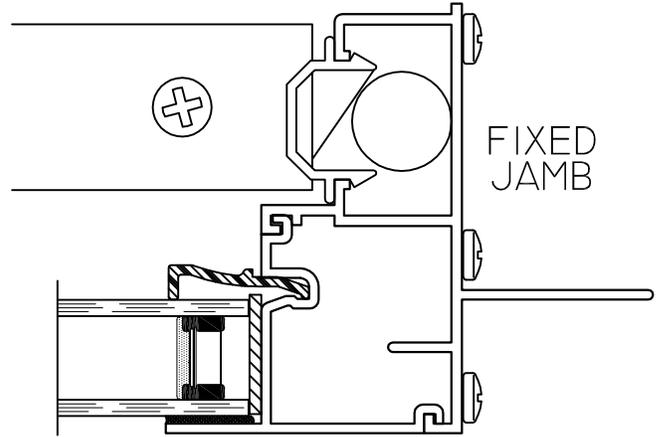
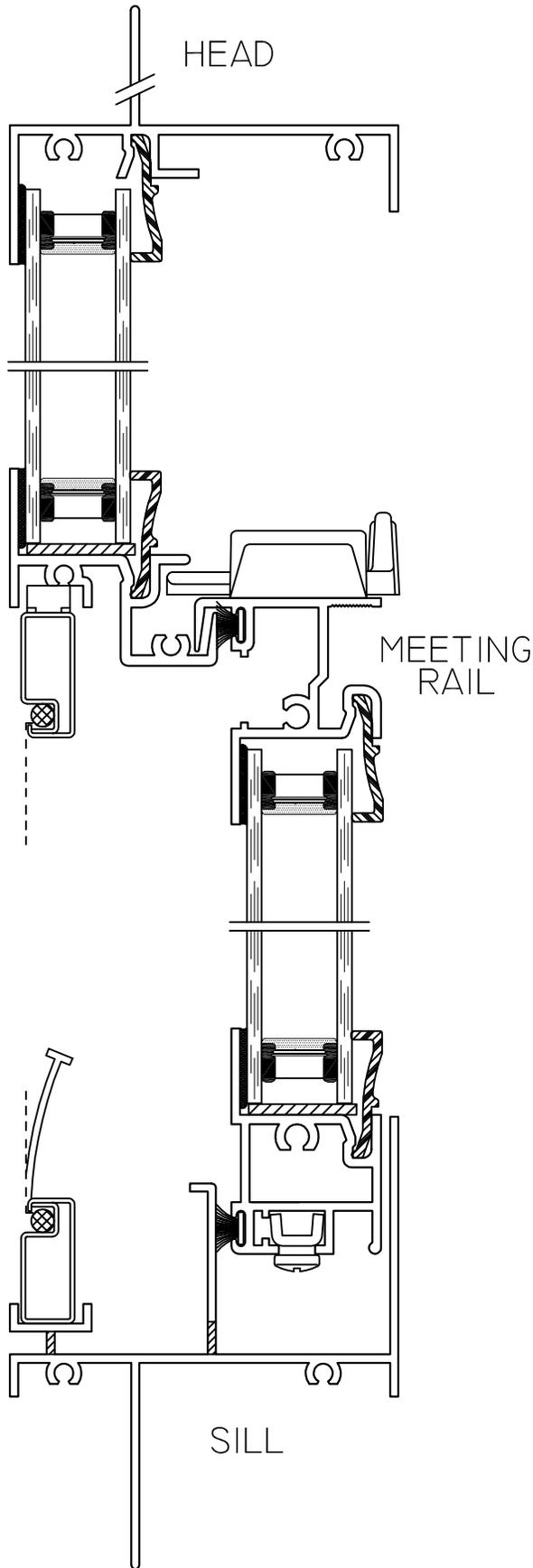
Materials, Texture, and Details and Material Color: The proposed modular structure will be clad in smooth fiber cement siding with a five-inch reveal, four-inch corner boards, 4" window casings, and metal coping. The base of the structure will be stucco panels to mimic a foundation line. The windows and doors will be aluminum. Wooden decking and stairs will be at the two double doors. The building matelines will have an 8" cap trim board which will cover the five matelines of the building where the modules come together. These will be readily visible on the Ordway Place elevation. There would also be a 4" trim board to transition between the horizontal lap siding of the building and the fiber cement "stucco" skirting material.

Staff finds the proposed materials to meet Sections II.B.4. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

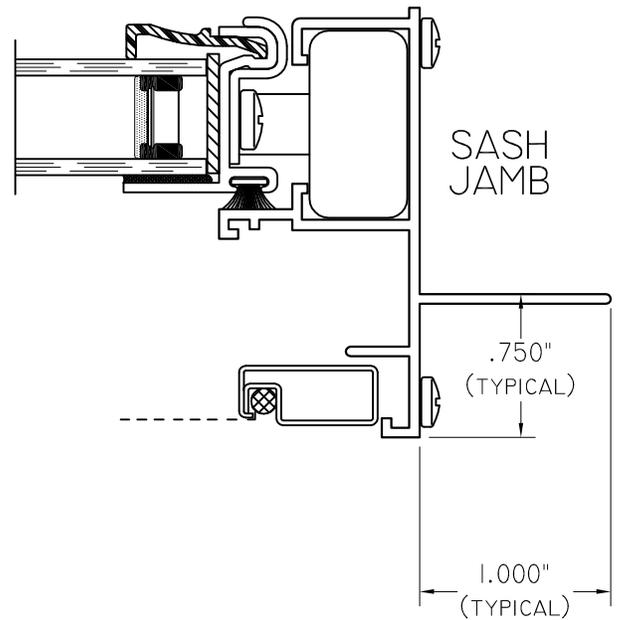
Recommendation

Staff recommends approval with the condition that windows and doors are added to the Ordway Place elevation. With that conditions, Staff finds that that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

225 SINGLE HUNG



3/8"Ø MOUNTING HOLES @ 2" FROM EACH END & APPROX. 4" ON-CENTER



WinTech Aluminum *Non Thermal* Modular Office Window Specifications

The **WinTech Series M225** is a 2 ¼" aluminum window family of horizontal slider, single hung (vertical slide) and fixed windows designed specifically for modular office applications. A continuous, integral nail fin with factory punched mounting holes simplifies installation and sealing. Both insulated glass and single glazing options are available. Extremely narrow metal site lines maximize the glass day lite opening and sash ventilation.

SECTION 08520 ALUMINUM WINDOWS

PART 1 - GENERAL

1.01 Work Included

A. Furnish and install aluminum windows complete with hardware, fins and related components as shown on drawings and/or specified in this section.

B. All windows shall be **WinTech Series 225** (state configuration: horizontal slider, single hung or fixed).

C. Glass and Glazing: All windows shall be factory glazed.

1.02 Testing and Performance

A. Air, water and structural test unit sizes and configurations shall be in general conformance to requirements set forth in ANSI/AAMA 101/I.S.2/A440-05.

B. Windows shall conform to HS-C30 (horizontal slider) and SH-LC25 (single hung).

1.03 Quality Assurance

A. Provide test reports from AAMA accredited laboratory certifying the performance as specified in 1.02.

B. Windows shall bear the AAMA certification label.

1.04 Submittals

A. Window manufacturer shall submit section details, finish sample, test reports and warranties as required.

1.05 Warranty

A. The window manufacturer shall assume full responsibility and warrant for one (1) year (five [5] years for insulated glass seal only) the satisfactory performance of the factory fabricated window unit including sash operation, hardware and glazing as it relates to air, water and structural integrity.

B. The modular office factory shall be responsible for the window anchorage, flashing and sealing.

PART 2 - PRODUCTS

2.01 Materials

A. Extruded aluminum shall be 6063-T5 alloy and temper.

B. Hardware

1. All windows shall have an injection molded sweep latch which mechanically retains the frame meeting rail. Spring loaded plunger latches shall not be permitted. The sweep shall lock into an extruded pocket in the frame meeting rail -

applied lock keepers shall not be permitted.

2. Horizontal slider roller system shall consist of an injection molded nylon housing with brass tire on a stainless steel axle. Nylon or one piece brass roller/axle assemblies shall not be permitted. Rollers shall ride on a raised track in the sill extrusion.

3. Single hung window shall be tilt sash type using two surface mounted tilt latches on the top of each sash and one pair of spiral balances. Window sash balances shall be field adjustable.

C. Weatherstrip

1. Horizontal slider and single hung shall be weather stripped with medium density polypropylene pile with mylar fin.

D. Glass and Glazing

1. Glass shall be SSB (2.5mm) or DSB (3mm) clear, bronze/gray tinted, obscure and/or tempered as required.

2. Insulated glass shall have an "A" level rating with a five (5) year warranty against seal failure. Insulated glass sealant shall be the DuraSeal high performance butyl single seal system. Glass unit overall thickness shall not be less than 5/8".

2.02 Fabrication

A. General

1. Head, sill and jamb frame extrusions shall have an integral aluminum nail fin with factory punched 3/16" diameter mounting holes.

2. Depth of frame shall not be less than 2 ¼". Horizontal slider and single hung sash shall not be less than 7/8".

3. All aluminum frame and sash extrusions shall have a minimum wall thickness of not less than .055".

B. Frame

1. Window frame components shall be square cut and mechanically fastened with zinc plated sheet metal screws in extruded aluminum ports.

2. Closed cell foam gaskets shall be used on all four frame corners of all window types to seal against air and water penetration. The use of small joint sealant alone shall not be permitted.

C. Sash

1. Sash shall be square cut and mechanically fastened with zinc plated sheet metal screws. A telescoping corner design shall be incorporated into the sash to provide rigid corner construction.

2. No pull handle or rail of any sort shall protrude beyond the interior plane of the window.

D. Screens

1. Frames shall be mill or painted, roll-form aluminum. Mesh shall be 18x16 fiberglass.

2. Two leaf springs shall secure the screen. Plungers, clips or screws retaining

the screen shall not be visible from the exterior or interior. Two (2) nylon pulls per screen shall be provided to aid in screen removal and installation.

3. The screen shall be retained entirely within the 2 ¼" frame dimension and not protrude beyond the exterior of the window plane.

E. Glazing

1. All glass shall be inside glazed and have a minimum glazing rabbet of 3/8". No outside glazed frame or sash using glazing stops removable from the exterior shall be permitted.

2. Horizontal slider and single hung glass sizes (both fixed and operating) shall be the same to simplify field reglazing and equal the glass day lite openings.

3. Fixed lites shall be tempered glass as required to assure compliance with safety glazing codes.

4. All glass lites shall be glazed with a neutral cure liquid silicone back bedding compound. Use of tape glazing is prohibited

F. Finish (specify mill or painted)

1. Paint: All exposed areas of aluminum windows and fins shall be painted with baked enamel which meets or exceeds AAMA 603.8. Bronze and white standard paint colors are available. Custom color paint shall also be available.

PART 3 - EXECUTION

3.01 Plumb and align windows.

Adequately anchor to modular office framing to maintain position permanently when subjected to normal thermal and building movement and specified window loads.

3.02 Adjust windows for proper operation after installation.

3.03 Furnish and apply sealants to provide a weather tight installation at all joints and intersections. Wipe off excess material and leave all exposed surfaces and joints clean and smooth.

WINTTECH

225 Series Aluminum Hung



CPD #	U-factor	SHGC	VT	Condensation Resistance	Low-E	Gap Widths	Spacer	Overall Glass Thickness	GapFill	Label Number
WNT-A-6-00001-00001	0.64	0.69	0.7	18	# 2	0.438	Polycarb	7/16	AIR (100%)	547
WNT-A-6-00002-00001	0.49	0.24	0.41	18	# 3	0.438	Polycarb	7/16	AIR (100%)	548
WNT-A-6-00003-00001	0.49	0.36	0.41	18	# 2	0.438	Polycarb	7/16	AIR (100%)	
WNT-A-6-00004-00001	0.5	0.26	0.47	18	# 2 & # 3	0.438	Polycarb	3/8	AIR (100%)	
WNT-A-6-00005-00001	0.48	0.21	0.24	18	# 3	0.438	Polycarb	3/8	AIR (100%)	
WNT-A-6-00006-00001	0.65	0.55	0.52	18	# 3	0.438	Polycarb	3/8	AIR (100%)	
WNT-A-6-00007-00001	0.5	0.36	0.47	18	# 2	0.438	Polycarb	3/8	AIR (100%)	
WNT-A-6-00008-00001	0.5	0.24	0.34	18	# 2 & # 3	0.438	Polycarb	7/16	AIR (100%)	
WNT-A-6-00009-00001	0.49	0.21	0.17	18	# 2 & # 3	0.438	Polycarb	7/16	AIR (100%)	
WNT-A-6-00010-00001	0.65	0.68	0.7	18	# 3	0.375	Polycarb	3/8	AIR (100%)	
WNT-A-6-00011-00001	0.65	0.53	0.48	18	# 3	0.375	Polycarb	3/8	AIR (100%)	
WNT-A-6-00012-00001	0.5	0.28	0.32	18	# 3	0.375	Polycarb	3/8	AIR (100%)	

547

WinTech Window Technology, Inc.
225 Aluminum Frame
Double Glazing - Air Fill
Product Type: Vertical Slider
CPD# WNT-A-6-00001-00001

CERTIFIED
National Fenestration Rating Council

ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./F-P)	Solar Heat Gain Coefficient
.64	.69

ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance: **.70**

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product energy performance. NFRC ratings are determined for a broad set of environmental conditions and are not intended to represent the performance of a specific product. For more information on NFRC ratings, visit www.nfrc.org. Consult manufacturer literature for other performance information.

Glazing - 58" SSB x Air x SSB Clear
Glazing complies with ASTM E 1300.
Glazing complies with ASTM E 330-10 as tested.
Windload Structural Performance Tested: 50 PSF
Tested in accordance to AAMA/WDMA/CSA 101/1.S. 2/A440-06 and AAMA/WDMA/CSA 101/1.S. 2/A440-08

548

WinTech Window Technology, Inc.
225 Aluminum Frame
Double Glazing - Air Fill - Low E
Product Type: Vertical Slider
CPD# WNT-A-6-00002-00001

CERTIFIED
National Fenestration Rating Council

ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./F-P)	Solar Heat Gain Coefficient
.49	.24

ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance: **.41**

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product energy performance. NFRC ratings are determined for a broad set of environmental conditions and are not intended to represent the performance of a specific product. For more information on NFRC ratings, visit www.nfrc.org. Consult manufacturer literature for other performance information.

Glazing - 56" SSB Low E (#2) x Air x SSB Clear
Glazing complies with ASTM E 1300.
Glazing complies with ASTM E 330-10 as tested.
Windload Structural Performance Tested: 50 PSF
Tested in accordance to AAMA/WDMA/CSA 101/1.S. 2/A440-06 and AAMA/WDMA/CSA 101/1.S. 2/A440-08

225 Series Slider



NASHVILLE CLASSICAL CHARTER SCHOOL - NORTHEAST EXTERIOR RENDERING



Nashville Classical Charter School

-

No.	Description	Date

NORTHEAST EXTERIOR RENDERING		
Project number	-	A100
Date	02/25/2017	
Drawn by	CHUCK KEEL	
Checked by	-	Scale



NASHVILLE CLASSICAL CHARTER SCHOOL - SOUTHWEST EXTERIOR RENDERING

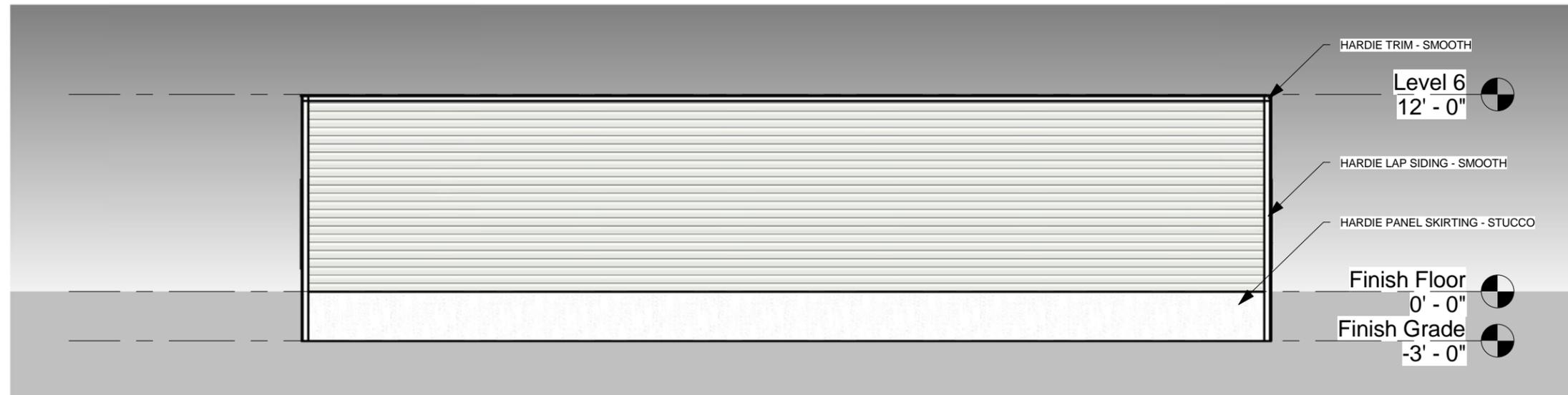


Nashville Classical Charter School

-

No.	Description	Date

SOUTHWEST EXTERIOR RENDERING		
Project number	-	A101
Date	02/25/2017	
Drawn by	Author	Scale
Checked by	Checker	



NASHVILLE CLASSICAL CHARTER SCHOOL - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NASHVILLE CLASSICAL CHARTER SCHOOL - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



Nashville Classical Charter School

-

No.	Description	Date

BUILDING NORTH / SOUTH ELEVATIONS	
Project number	-
Date	02/25/2017
Drawn by	CHUCK KEEL
Checked by	
A102	
Scale 1/8" = 1'-0"	



NASHVILLE CLASSICAL CHARTER SCHOOL- WEST ELEVATION

SCALE: 1/8" = 1'-0"



NASHVILLE CLASSICAL CHARTER SCHOOL - EAST ELEVATION

SCALE: 1/8" = 1'-0"

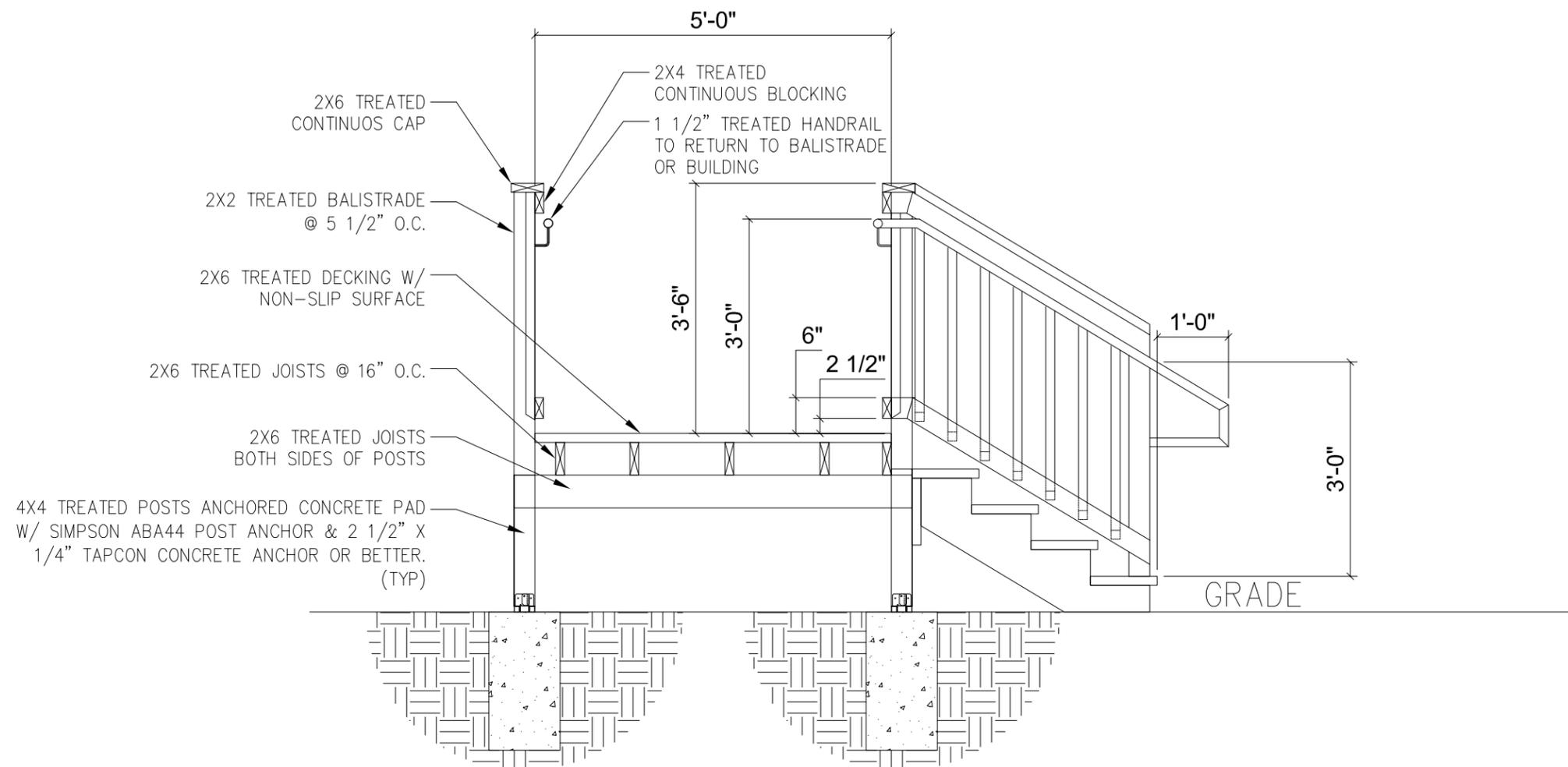


Nashville Classical Charter School

-

No.	Description	Date

BUILDING EAST / WEST ELEVATIONS		
Project number	-	A103
Date	02/25/2017	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



- 2X6 TREATED CONTINUOUS CAP
- 2X2 TREATED BALISTRADO @ 5 1/2" O.C.
- 2X6 TREATED DECKING W/ NON-SLIP SURFACE
- 2X6 TREATED JOISTS @ 16" O.C.
- 2X6 TREATED JOISTS BOTH SIDES OF POSTS
- 4X4 TREATED POSTS ANCHORED CONCRETE PAD W/ SIMPSON ABA44 POST ANCHOR & 2 1/2" X 1/4" TAPCON CONCRETE ANCHOR OR BETTER. (TYP)

NOTES:

1. DECK AND RAMP DESIGN AND CONSTRUCTION TO COMFORM WITH LOCAL CODE.
2. RAMP TO BE INSTALLED AT 1:12 SLOPE MAX.

STAIR & RAMP CONSTRUCTOIN DETAIL

SCALE: 1/2"=1'-0"

Corporate Office:
597 E. South Frontage Road
Bolingbrook, Illinois 60440
Ph: (630) 972-0500
Fx: (630) 972-0555
www.innovativemodular.com
Tennessee Division:
257 N. Calderwood Street
Alcoa, TN 37701
Ph: (865) 984-2690
Fx: (865) 984-0990



INNOVATIVE MODULAR SOLUTIONS, INC.

Description:
STAIR & RAMP CONSTRUCTION DETAIL

Drawn By:
CHUCK KEEL

Date:
01/02/2014

Quote Number:

Page Number:

A1.0

Scale:

NOTED