

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1712 Fifth Avenue North September 20, 2017

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Addition and Alterations - violation
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08205003400
Applicant: Saint Petka Serbian Orthodox Church
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: A cupola addition was constructed, windows replaced and brick cladding removed without a Preservation Permit.

Recommendation Summary: Staff recommends approval of the alterations to the non-historic portion of the building, finding them to meet the design guidelines for partial demolition, windows and doors.

Staff further recommends disapproval of the partial-demolition and new construction to the historic building with the condition that the following items be corrected within 60 days:

1. The cupola is removed and the original roof form restored to its original configuration with a roofing material to match the existing material.
2. The brick on the two sides of the historic portion of the church be altered so that the vertical stretchers that were located at the bottom of the brick wall (see figure 6) and above windows is reinstalled. No more historic brick is approved for removal.
3. The original window locations, dimensions, design and materials be reinstalled. The applicant shall submit drawings showing the original window dimensions and locations as well as information about materials for staff review, prior to making the change.

Staff finds that with the above conditions, the violation can be corrected, to the extent possible, since the original materials no longer remain.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

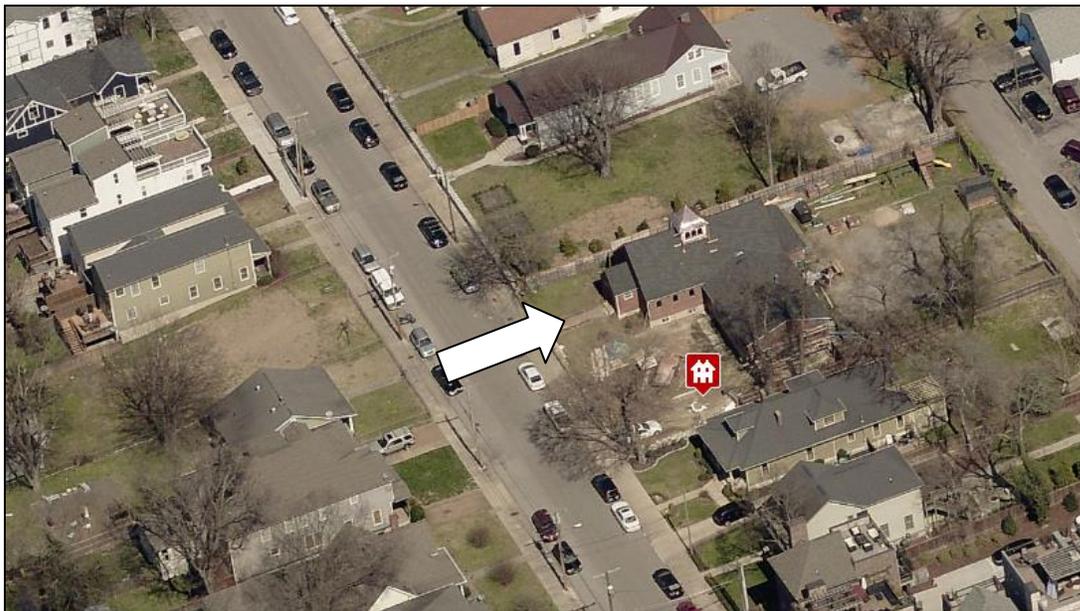
Attachments

- A: Elevations
- B: Photographs
- C: Violation Notice
- D: Building permit
- E: Engineer's report

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap siding, should be smooth and not stamped or embossed and have a maximum 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.

2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

G. Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.
2. 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.
3. 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.
4. 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.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

IV. ADDITIONS

A. Location

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these

parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

a. When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

b. When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

2. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
3. 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). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

- a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a

rear dormer may attach just below the ridge of the main roof or lower.

b. Front and side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.
- If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
- Dormers should not be added to secondary roof planes.
- Eave depth on a dormer should not exceed the eave depth on the main roof.
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.
- The roof pitch of the dormer should generally match the roof pitch of the building.
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
- Dormers should generally be fully glazed and aprons below the window should be minimal.
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.

2. 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).

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

E. 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.

F. 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.

G. Additions should follow the guidelines for new construction.

V. B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

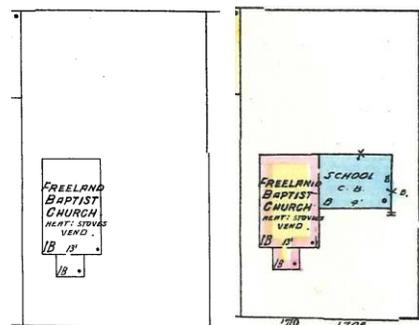
- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The church located at 1712 Fifth Avenue North was constructed in 1939 and initially housed the Freeland Baptist Church.

In 1931, Rev. Bunyan Smith of Third Baptist Church rented a store to serve as a mission in North Nashville. The building was scheduled to be demolished in 1938, and a woman (not a member of the Church or Mission) offered the vacant side of her store at 5th Ave and Taylor St for the Mission's use. Attendance soon outgrew the space and Mrs. Jake Uhlian provided a lot for construction of a new church. Until completion, the Mission held services in the Fehr School, and the first service of the Freeland Baptist Church was held on March 12, 1939. The facilities were improved and enlarged in the 1950s, including the addition of an educational annex. Eight class rooms were provided by remodeling the basement, along with an assembly room and a Pastor's study.

The original part of the church contributes to the character of the Salemtown Neighborhood, the side-addition is not historic, due to its character, design and age of construction.

The applicant obtained a building permit (2017003909) in January 2017 for “renovations to the existing church to consist of replacing rotted wood and windows (window replacement).” Staff spoke with the contractor at the time to confirm that the scope of work for the building permit was to replace the windows like-for-like. As that action alone would



Figures 1 and 2: 1951 and 1957 Sanborn Fire Insurance maps

not necessitate a Preservation Permit in the Salemtown NCZO, staff signed off on the Building Permit with an “ignore.” Staff made the following note in City Works as a record of the conversation at that time, based on what the applicant told us:

Replacing two side windows. Not changing size of window opening but may need to repair brick. No other work planned under this permit.

Staff became aware of the addition and alterations to the church on August 1, 2017 and notified the applicant of the violation.

Analysis and Findings:

The applicant has made a number of changes to the property without obtaining a Preservation Permit. (See Figures 3 and 4 for photos of the church before and after the unpermitted addition and alterations). These changes include the following:

- Addition of a cupola on the historic portion of the church
- Replacing the historic brick on the sides of the building
- Adding brick cladding to the addition
- Altering the size, shape, and location of windows and a door as well as adding new windows



Figure 3: Historic church prior to addition and alterations.



Figure 4: Historic church after unpermitted cupola addition and alterations.

Demolition: Removal of historic and non-historic brick and changing the location and dimensions of historic and non-historic windows and doors is “partial-demolition.”

Partial Demolition – Cladding

The applicant has removed the historic brick on the historic portion of the church and it no longer exists, therefore it cannot be reinstalled (Figure 5). In addition the entire left façade was removed. On the non-historic portion of the church, the applicant replaced the existing T-1-11 siding with brick. There have been no changes to the cladding on the rear of the building.

According to the engineer’s report, wall frame rot and deterioration were discovered during the window replacement, and the brick on the left side of the historic building tilted outward during the window replacement, causing the roof framing to fail. It is not clear as to whether the scope at that time was for window replacement as permitted or for alteration of window openings, which was not permitted. The applicant then proceeded to repair the structural damage that was discovered by removing the brick on the left side of the façade (Figure 6) and did not inform MHZC.



Figure 5: This image shows the historic brick on the front that has not yet been tied-into the new brick on the side. The historic brick has been removed on both sides and is no longer available.



Figure 6: Removal of left side façade of historic church (Photograph provided by applicant.)

Removing the entire left façade of the historic building is considered partial demolition and should have been reviewed under a preservation permit so that staff could determine the appropriateness of the partial demolition



Figures 7 and 8: Unfinished brick work on front corners of historic church

and, if appropriate, monitor the demolition and review the masonry used for replacement. This level of partial demolition may be appropriate if there are no alternatives to stabilizing the building, but staff was not able to review that scope of work since the

applicant did not apply for a preservation permit for this work. When the masonry was replaced, the brick work on the corners of both the left and right façades was not completed (Figures 7 and 8). Since the original brick no longer exists, staff recommends that the two sides of the historic portion of the church be altered so that the vertical stretchers that were located at the bottom of the brick wall (see Figure 5) and above windows is reinstalled.

On the non-contributing addition to the church, the existing T-1-11 siding was removed and replaced with brick. Staff finds that this is appropriate as T-1-11 siding is specifically listed as an inappropriate building material in the design guidelines.

Partial Demolition – Windows & Doors

On both side façades of the historic church as well as the front façade of the addition, the shape and size of the window and door openings have been altered from rectangular, double-hung windows to single pane windows with a segmental arch and from a rectangular door opening to one with a segmental arch. In addition, the locations of the windows have been changed and one new window opening has been added on both sides of the historic church and the front of the addition. (See Figures 3 and 4.) There have been no changes to the windows on the rear of the building.

While alterations to the shape, size, location, and number of window openings could be appropriate for the addition, it is not appropriate for the historic building as the windows are a character defining feature and are highly visible from the street. Alteration of the size, shape, and number of windows and alteration of the door on the later addition, however, could be appropriate as it would further help to distinguish the addition from the historic portion of the church.

PlyGem 1500 Series vinyl windows have been installed in all window openings, which the Commission has specifically not allowed for historic buildings.

Staff finds that the alteration of windows and doors on the non-historic addition meets Section V.B.2 for appropriate demolition and does not meet Section V.B.1 for inappropriate demolition.

Staff finds that the partial demolition of the historic church which includes the removal of the historic brick and altering the size, shape, location, and number of windows does not meet Section V.B.2 for appropriate demolition and meets Section V.B.1 for inappropriate demolition. In addition, the windows used to replace the existing windows do not meet Section III.D of the design guidelines for materials.

Staff recommends that the original window locations, dimensions, design and materials be reinstalled. The applicant shall submit drawings showing the original window dimensions and locations as well as information about materials for staff review, prior to making the change.

Addition

The applicant added a cupola to the primary roof of the historic church.

Location & Removability: The design guidelines call for additions to be located at the rear of buildings in a manner where it does not affect the historic form and character of the building. Cupolas are not listed as an appropriate type of rooftop addition. The Secretary of Interior’s Standards do not allow for the addition of “conjectural details.” Finding that the addition changes the historic building’s original form and design, the project does not meet section II.C. of the design guidelines for additions, II.A for location and I.B.3 of the Secretary of Interior’s Standards.

Design: Staff finds the design of the cupola to be inappropriate since it is not replicating a historic feature. The cupola contrasts greatly with the size and scale of the historic church. There is no evidence that the simple design of this historic church had a cupola. The project does not meet section II.E of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Cladding	Cedar wood siding	Smooth and painted	Yes	
Roofing	Copper		Yes	
Trim	Wood	Smooth faced	Yes	
Windows	Vinyl	PlyGem 1500 Series	No	

All materials except for the windows meet the design guidelines. The applicant installed PlyGem 1500 Series vinyl windows, which the Commission has specifically not allowed. The project does not meet section III.D.

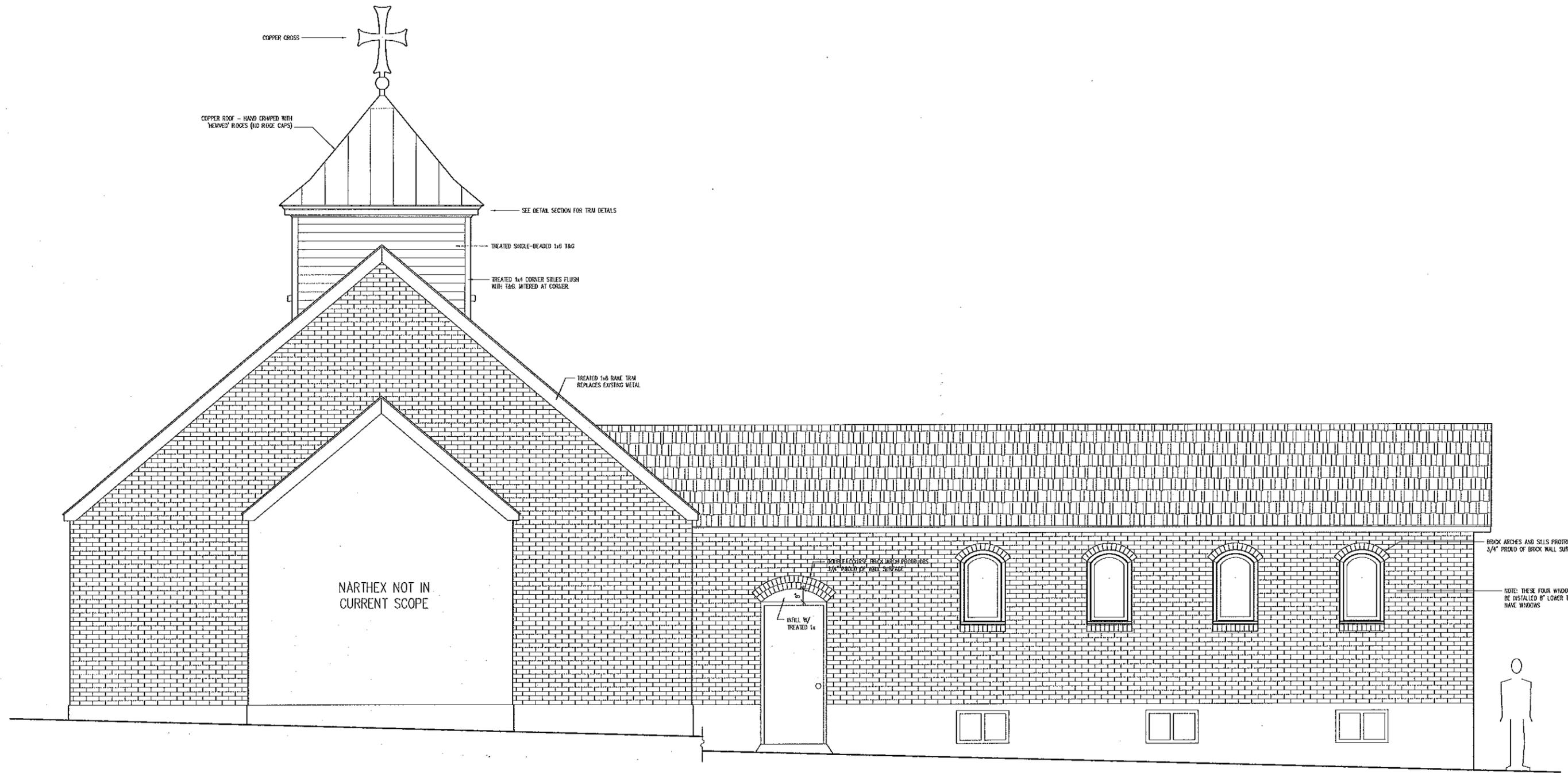
Recommendation: Staff recommends approval of the alterations to the non-historic portion of the building, finding them to meet the design guidelines for partial demolition, windows and doors.

Staff further recommends disapproval of the partial-demolition and new construction to the historic building with the condition that the following items be corrected within 60 days:

4. The cupola is removed and the original roof form restored to its original configuration with a roofing material to match the existing material.
5. The brick on the two sides of the historic portion of the church be altered so that the vertical stretchers that were located at the bottom of the brick wall (see figure 6) and above windows is reinstalled. No more historic brick is approved for removal.

6. The original window locations, dimensions, design and materials be reinstalled. The applicant shall submit drawings showing the original window dimensions and locations as well as information about materials for staff review, prior to making the change.

Staff finds that with the above conditions, the violation can be corrected, to the extent possible, since the original materials no longer remain.



COPPER CROSS

COPPER ROOF - HAND CRAFTED WITH
"HEALED" RIDGES (NO RIDGE CAPS)

SEE DETAIL SECTION FOR TRIM DETAILS

TREATED SINGLE-BEADED 1x6 TAG

TREATED 1/4" CORNER STILES FLUSH
WITH TAG, INTERED AT CORNER.

TREATED 1x8 BAKE TRIM
REPLACES EXISTING METAL

NARTHEX NOT IN
CURRENT SCOPE

NOTE: EXISTING BRICK ARCH PROTRUDES
3/4" PROTRUSION FROM SURFACE

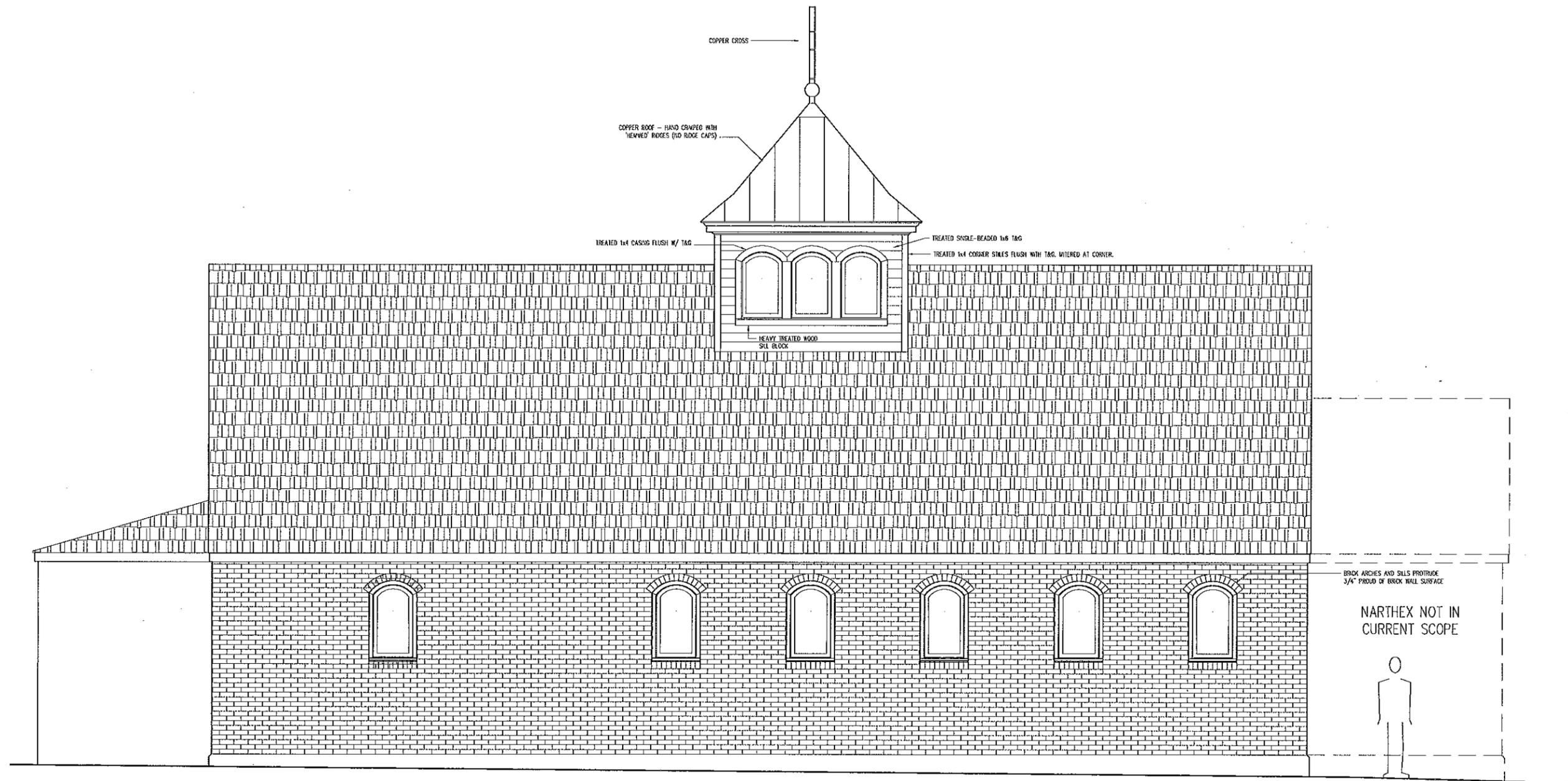
BRICK ARCHES AND SILLS PROTRUDE
3/4" PROTRUSION FROM SURFACE

NOTE: THESE FOUR WINDOWS SHOULD
BE INSTALLED 6" LOWER THAN THE
EXISTING WINDOWS

Scale: 3/16" = 1'

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ST PETKA SERBIAN CHURCH
RENOVATION OF EXISTING
CHURCH STRUCTURE
NASHVILLE, SC



Scale: 3/16" = 1'

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ST PETKA SERBIAN CHURCH

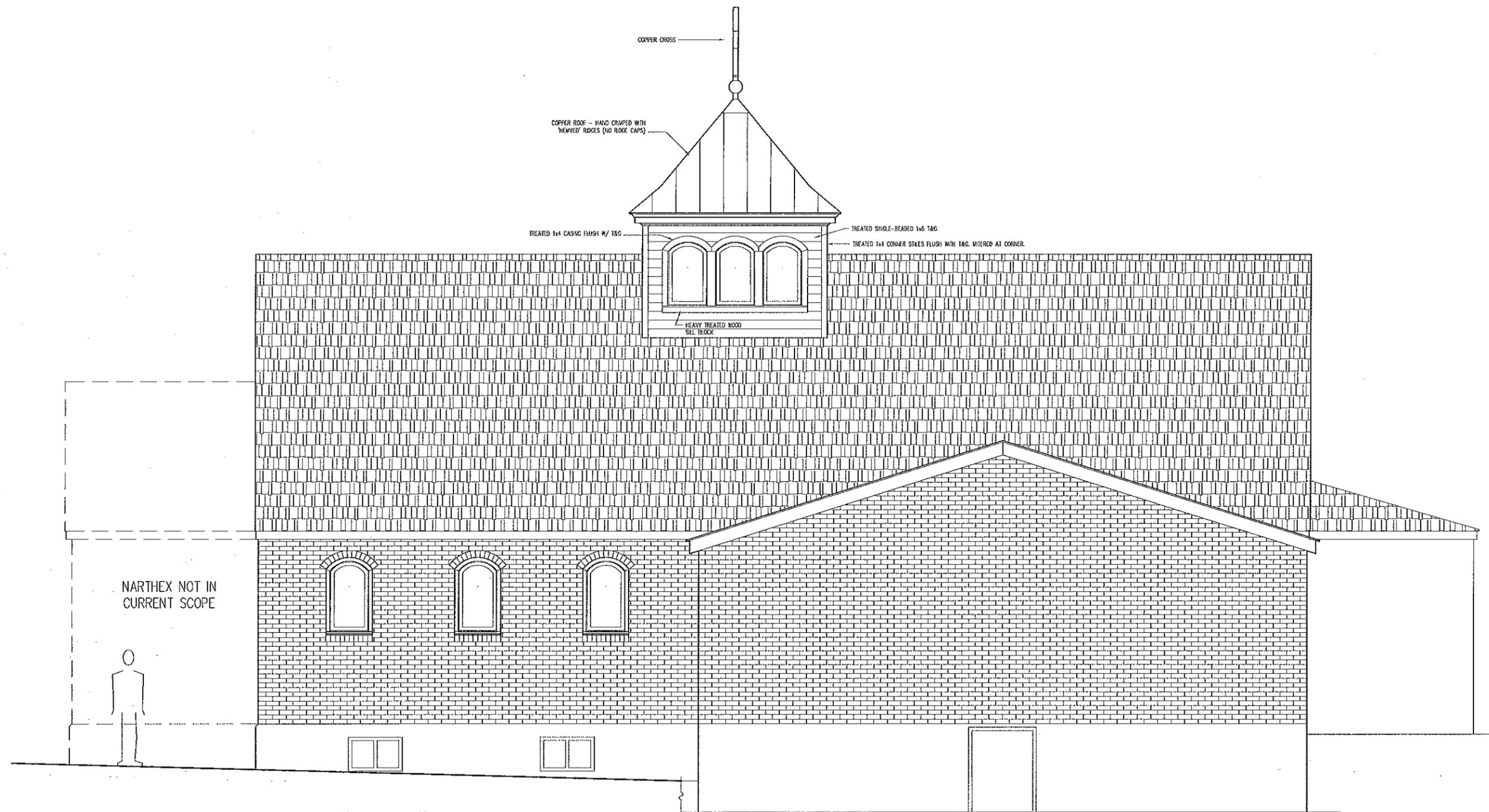
RENOVATION OF EXISTING

CHURCH STRUCTURE

NASHVILLE, SC

LEFT ELEVATION

DRAWN BY:



COPPER CROSS

COPPER ROOF - HAND CRAFTED WITH
"BEVELED" RIDGES (NO RIDGE CAPS)

TREATED 1x4 CASING FLUSH W/ T&G

TREATED SINGLE-BEADED 1x6 TAG

TREATED 1x4 CORNER STILES FLUSH WITH TAG, MITERED AT CORNER

HEAVY TREATED WOOD
SILL BLOCK

NARTHEX NOT IN
CURRENT SCOPE

Scale: 3/16" = 1'

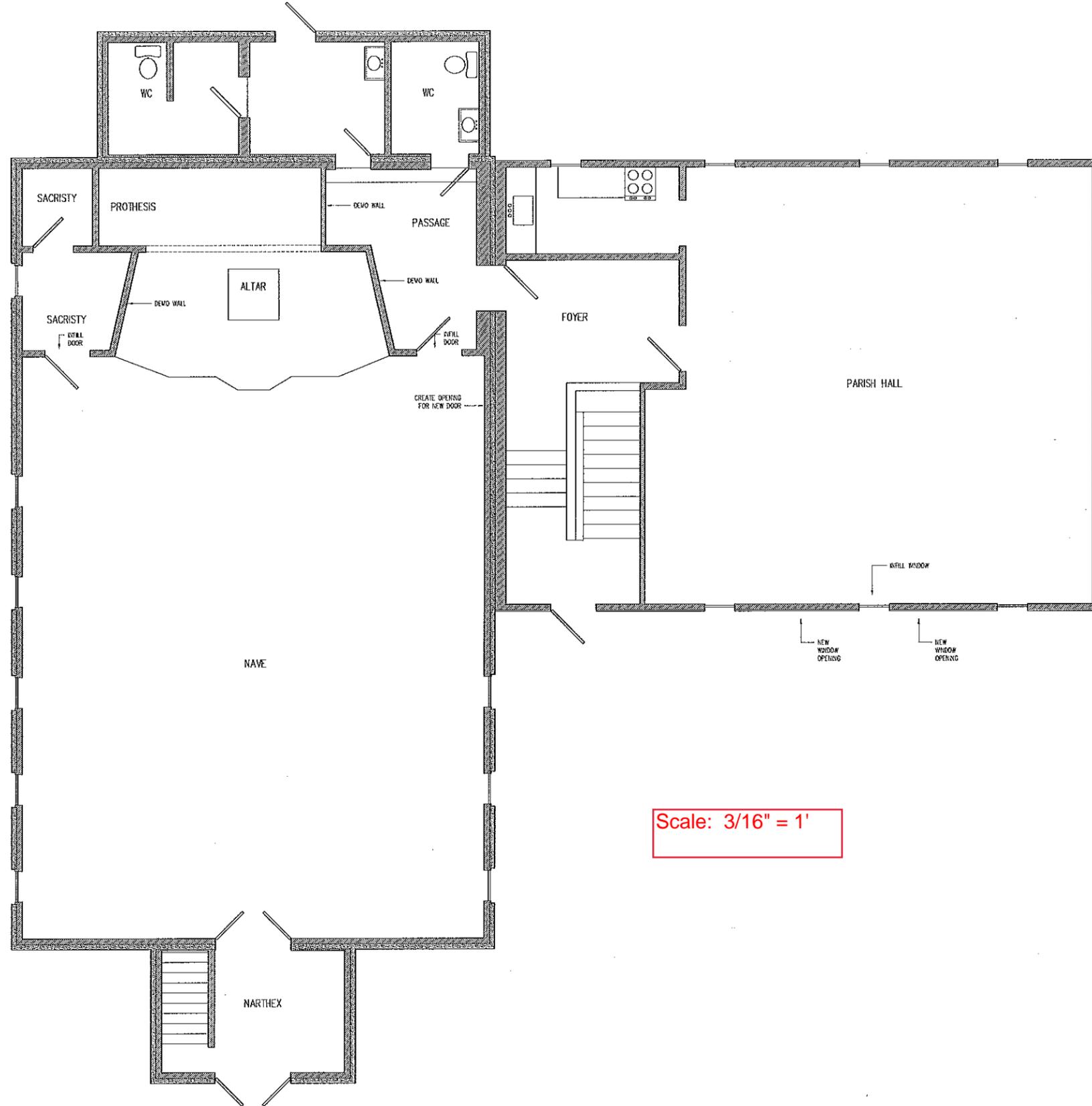
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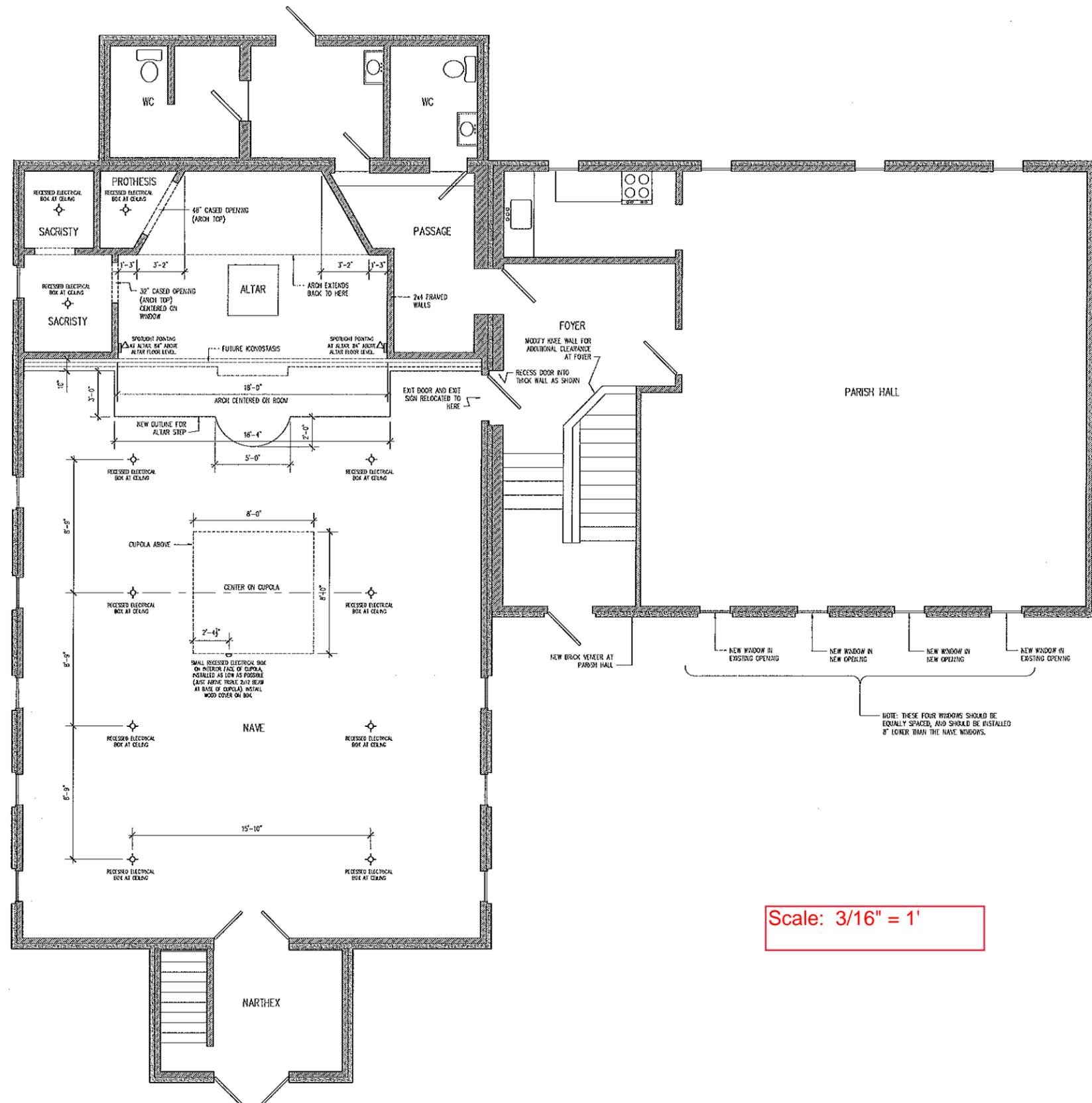
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Scale: 3/16" = 1'

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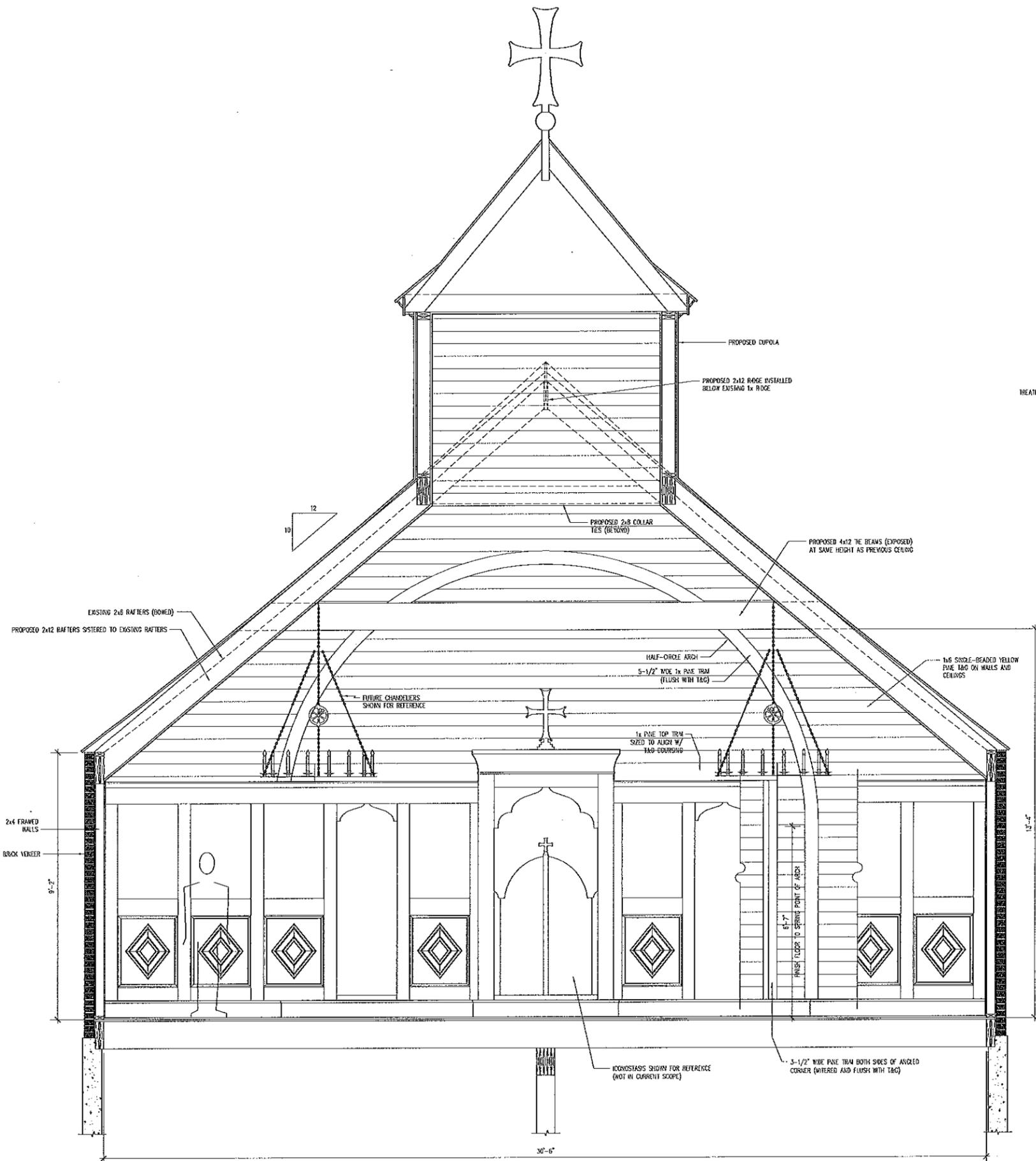


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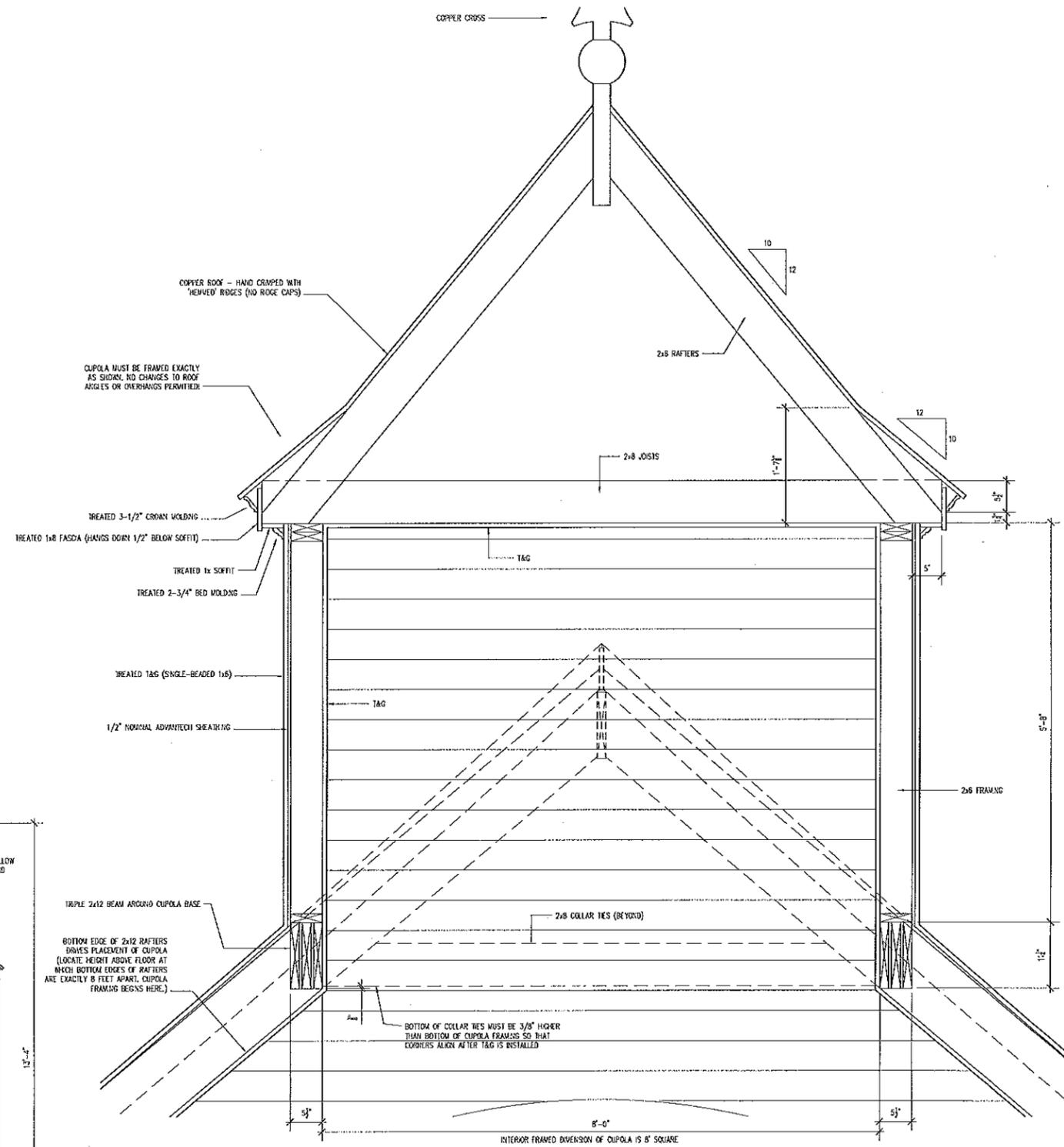
NOTE: THESE FOUR WINDOWS SHOULD BE EQUALLY SPACED, AND SHOULD BE INSTALLED 8" LOWER THAN THE NAIVE WINDOWS.

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CROSS SECTION THROUGH NAIVE



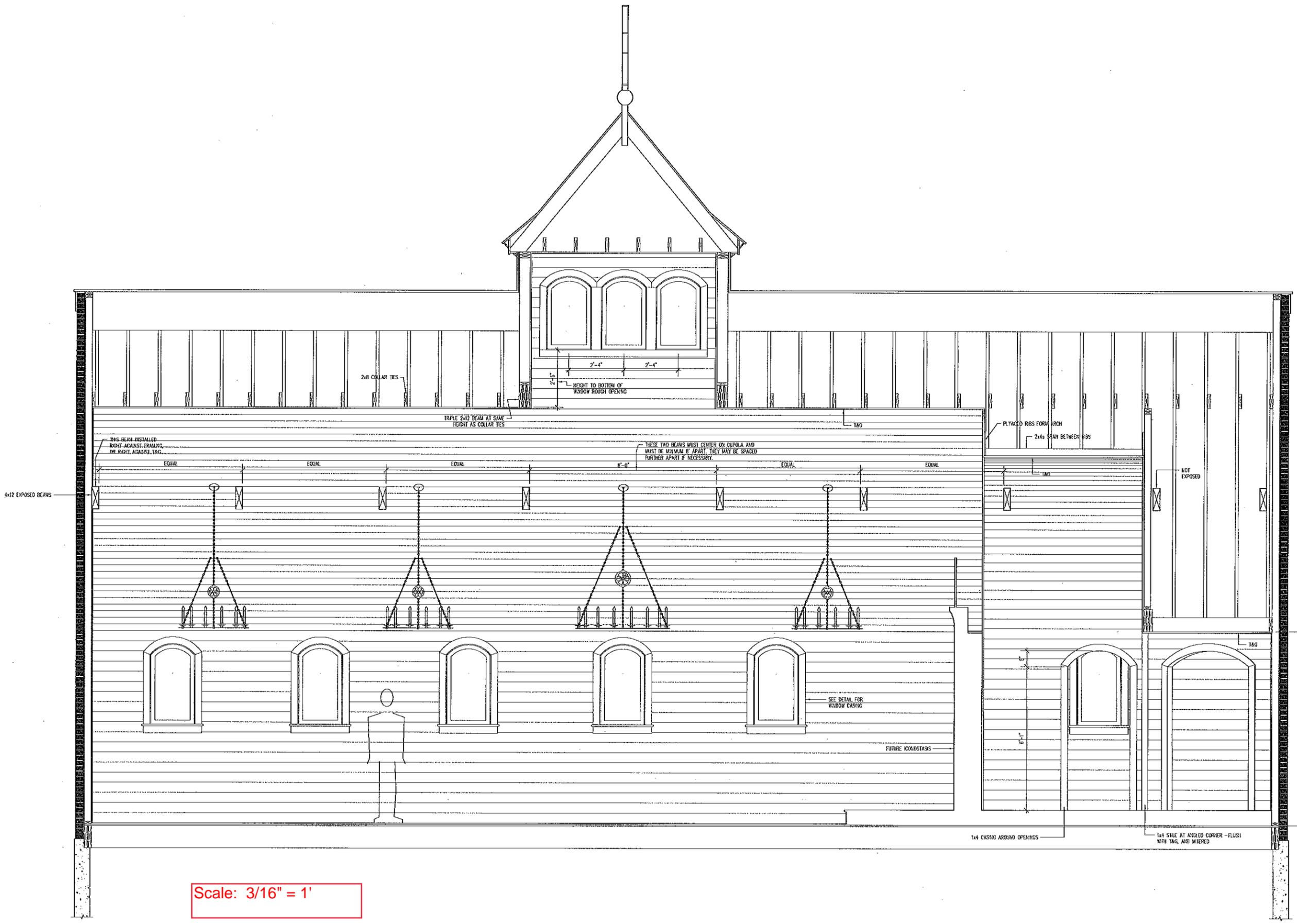
DETAIL SECTION THROUGH CUPOLA

Scale: 3/16" = 1'

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Scale: 3/16" = 1'

CEILING FRAMING LEVEL FOR REAR PART OF ALTAR AND SIDE SACRISTIES

NOT EXPOSED

1x4 CASING AROUND OPENINGS

1x4 SILL AT ANGLED CORNER - FLUSH WITH T&G, AND MIMICED

SUBFLOOR AT MAIN FLOOR LEVEL

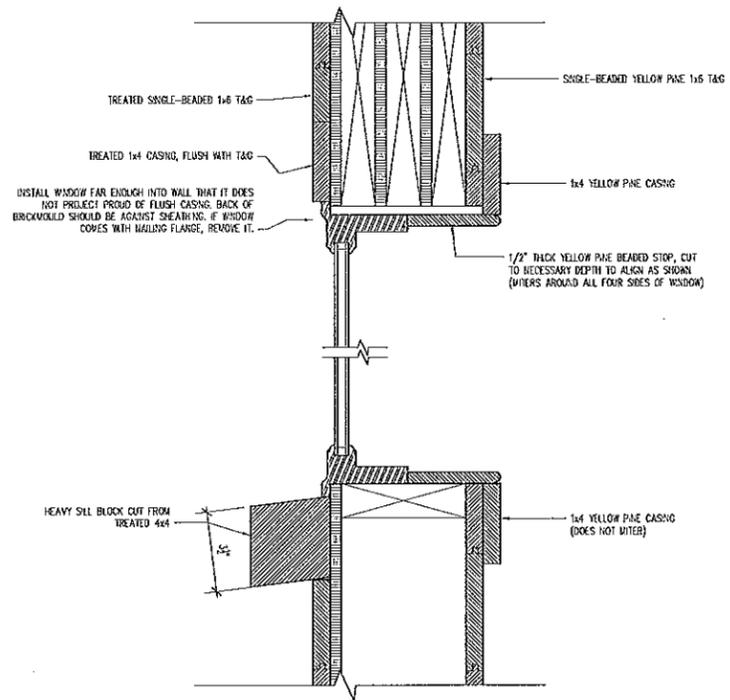
CROSS SECTION THROUGH NAIVE

DETAIL SECTION THROUGH CUPOLA

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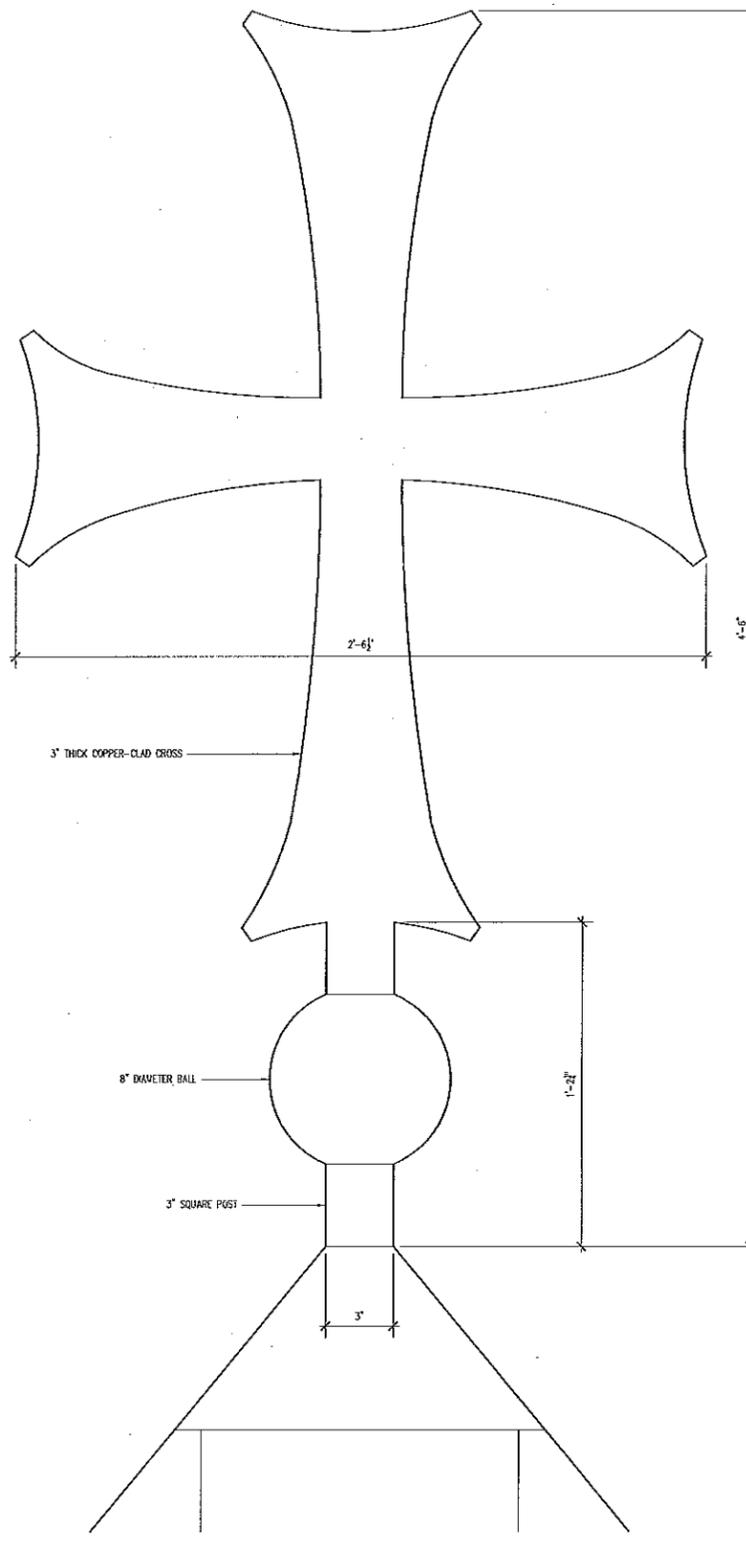
ST PETKA SERBIAN CHURCH
 RENOVATION OF EXISTING
 CHURCH STRUCTURE
 NASHVILLE, SC

DRAWN BY:

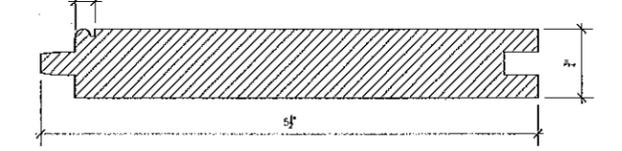


WINDOW SECTION AT CUPOLA
3"=1'-0"

WINDOW SPECIFICATION:
 PLY-GEM DIRECT-SET EXTENDED EYEBROW WINDOW
 COLOR: EXTERIOR=DARK BRONZE; INTERIOR = WHITE
 BRICKMOULD - NO NAILING FLANGE
 FRAME SIZE: 23.5 x 37.5
 ROUGH FRAMED OPENING: 24 x 38
 FRAME SHORT SIDE = 32
 FRAME RADIUS = 15.25
 QTY: 6 (FOR CUPOLA)



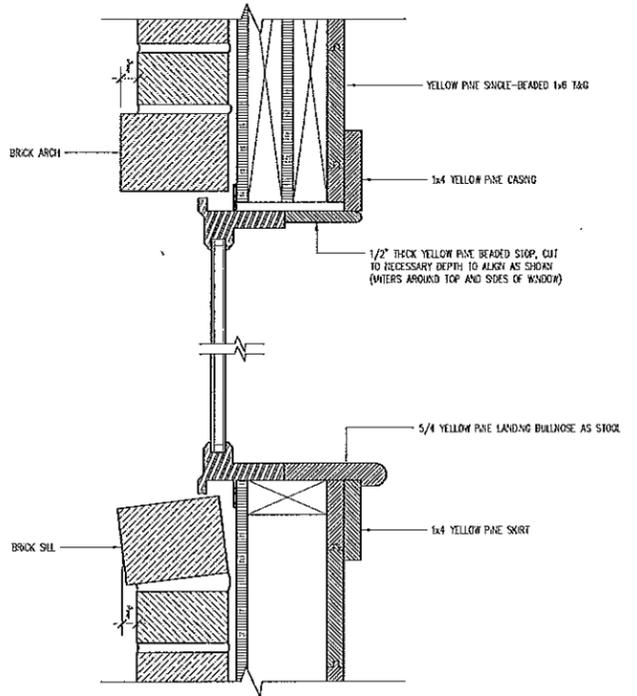
ROOFTOP CROSS
3"=1'-0"



TONGUE & GROOVE WOOD DETAIL
 THIS IS THE PROFILE FOR THE INTERIOR AND EXTERIOR T&G PANELLING.
 FULL SCALE

FLOORING SPECIFICATIONS
 FINISH FLOOR SHALL BE SOUTHERN YELLOW PINE, 1x6 NOMINAL BOARDS (APPROX. 5" WIDE VISIBLE FACE). FLOORING SHALL BE A GOOD GRADE OF WOOD, WITH ONLY OCCASIONAL SMALL TIGHT KNOTS. HEART CONTENT SHALL AVERAGE AT LEAST 50%. ALL FLOORING SHALL RUN PARALLEL TO THE LENGTH OF THE CHURCH (EAST TO WEST). FINISH SHALL BE SEMI-GLOSS WATER-BASED POLYURETHANE.
 NOTE: FLOORING MUST BE INSTALLED PRIOR TO INTERIOR TRIM/PANELLING SO THAT THE TRIM/PANELLING ABUTS TO THE FLOORING WITH A TIGHT JOINT.
 NOTE: SHOE MOLDING SHALL NOT BE USED ANYWHERE. IF, DESPITE REASONABLE EFFORTS TO MAKE A TIGHT JOINT BETWEEN THE FLOOR AND THE WALL, THERE ARE STILL SOME PROBLEMATIC GAPS, THEY MAY BE FILLED WITH BROWN CAULK AFTER WOOD IS FINISHED.

INTERIOR TRIM/PANELLING SPECIFICATIONS
 ALL INTERIOR TRIM AND PANELLING SHALL BE SOUTHERN YELLOW PINE FINISHED AFTER INSTALL WITH SHELLAC. IT SHALL BE INSTALLED CAREFULLY WITH TIGHT FLUSH JOINTS. NAIL HOLES SHALL BE NOT BE FILLED WITH PUTTY UNTIL AFTER SHELLACKING. (THIS IS IMPORTANT BECAUSE WOOD PUTTY RUBBED INTO THE WOOD INHIBITS NATURAL PATINATION AND RESULTS IN UGLY WHITE BLOTCHES APPEARING YEARS LATER.)
 ALL SANDING TO SMOOTH OUT JOINTS AND SHALL BE DONE IMMEDIATELY AFTER INSTALLATION. DO NOT COME BACK WEEKS LATER AND SAND SMALL AREAS, BECAUSE THIS WILL RESULT IN LIGHT SPOTS FROM UNEVEN PATINATION OF THE WOOD.
 ALL LUMBER FOR TRIM AND PANELLING SHALL BE A GOOD GRADE, WITH ONLY OCCASIONAL SMALL TIGHT KNOTS. FINGER JOINTED LUMBER SHALL NOT BE USED.
 ALL T&G PANELLING SHALL CORRESPOND TO THE CUSTOM PROFILE SHOWN ABOVE.
 FINISH ON INTERIOR TRIM AND PANELLING SHALL BE SHELLAC APPLIED AS FOLLOWS:
 FIRST COAT: EQUAL PARTS CLEAR SHELLAC AND AMBER SHELLAC
 SECOND COAT: EQUAL PARTS CLEAR SHELLAC AND AMBER SHELLAC LIGHTLY SAND WITH 180 GRIT BETWEEN SECOND AND THIRD COATS.
 THIRD COAT: CLEAR SHELLAC
 FOURTH COAT (IF NECESSARY): CLEAR SHELLAC
 ANY OR ALL OF THESE COATS MAY BE THINNED UP TO 40 PERCENT WITH DENATURED ALCOHOL AT INSTALLER'S DISCRETION.
 SHELLAC MUST BE APPLIED IN DRY WEATHER OR AFTER AIR CONDITIONING IS TURNED ON TO AVOID CLOUDING FROM EXCESSIVE HUMIDITY.
 AFTER FINISHING IS COMPLETE, NAIL HOLES MAY BE FILLED WITH SOFT OIL-BASED PUTTY SUCH AS MINWAX BRAND.



WINDOW SECTION AT NAVE WALLS
3"=1'-0"

WINDOW SPECIFICATION:
 PLY-GEM DIRECT-SET EXTENDED EYEBROW WINDOW
 COLOR: EXTERIOR=DARK BRONZE; INTERIOR = WHITE
 BRICKMOULD
 FRAME SIZE: 23.5 x 41.5
 ROUGH FRAMED OPENING: 24 x 42
 FRAME SHORT SIDE = 36
 FRAME RADIUS = 15.25
 QTY: 4 (FOR PARISH HALL)

EXTERIOR PAINT COLORS AND GUTTERING
 COLOR SCHEDULE:
 ALL EXTERIOR TRIM SHALL BE PAINTED TO MATCH THE DARK BRONZE COLOR OF THE VINYL WINDOWS. THIS INCLUDES ALL WOODWORK ON THE CUPOLA, AND THE TRIM BOARDS AROUND ALL EDGES OF ALL ROOFS. NO EXTERIOR WOODWORK SHALL REMAIN PAINTED WHITE.
 EXISTING WHITE GUTTERS AND DOWNSPOUTS SHALL BE REPLACED WITH DARK BROWN COLORED MATERIAL. NEW GUTTERS SHALL HAVE HALF-ROUND PROFILE.

Andrew Gould
 CONSULTANT
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 CHARLESTON, SC 29413
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 ANDREW@NEWWORLDBYZANTINE.COM

ST PETKA SERBIAN CHURCH
 RENOVATION OF EXISTING
 CHURCH STRUCTURE
 NASHVILLE, SC

Per conversation with Robin Zeigler on August 1st, I was informed that the much needed repairs and improvements to our church were out of compliance with Metro Historic Zoning Commission guidelines. I had proactively contacted the Commission in mid-July after I learned that in order to make additional improvements to our church we would need the approval of the Historical Commission. We were not aware of the requirement to get approval for our Phase 1 repairs that are now in question and proceeded in good faith to make the badly needed repairs.

When we purchased our church in December, 2012 the condition of the building was in desperate need of repair. The soundness and structure of the church walls (interior and exterior) ceiling and roof of the sanctuary were failing. We were unable to make immediate repairs until we could raise the required funds from our parishioners which took nearly four years. Attached is the Home Inspections Statement prepared on November 1, 2012 by Tom Cherry, LLC prior to our purchase.

We hired Musgrove Construction a licensed contractor in late 2016 to make the repairs. In early January 2017 after beginning to make the repairs we discovered far worse structural damage than anticipated and stopped the work. We then consulted with Engineered Solutions, Tony Locke to evaluate our construction parameters. An evaluation of our sanctuary structure was prepared by the engineer which outlined the scope of work necessary to insure structural soundness of our church. Please read the attached Evaluation Of Sanctuary Structure that details the engineer's assessment.

Before renovation





During renovation











After renovation







Copper

Cedar wood siding painted dark brown

**PlyGem, 1500 VINYL
SERIES, brickmould**

**Brick-red smooth
select MS GS-CLV**



**PlyGem, 1500 VINYL
SERIES, brickmould**

**Brick-red smooth
select MS GS-CLV**



There is no change on the backside of the church.



Violation Photos



Violation Photos





СРПСКА ПРАВОСЛАВНА ЦРКВА
СВЕТА ПЕТКА
SAINT PETKA
SERBIAN ORTHODOX CRURCH

Violation Photos





From: Zeigler, Robin (Historical Commission)
Sent: Tuesday, August 01, 2017 11:50 AM
To: 'rob@blagprop.com'
Cc: Zahn, Fred (Historical Commission)
Subject: 1712 5th Avenue North

Dear Rob:

Thank you for taking the time to speak with me this morning. At this time the violations (work done without a permit) includes:

- Replacing the historic brick on the side of the building
- Adding brick to the addition
- Cutting historic brick on the front to accommodate a granite sign
- Addition of a cupola

Building permit 2107-003909 includes the following scope of work: “renovations to existing church to consist of replacing rotted wood and windows (window replacement).” When we were asked to sign off on the permit on 1/19/17 by Mark Musgrove we were told the work included “replacing two side windows. Not changing size of window openings but may need to repair brick. No other work planned under this permit.” The work done far exceeds the scope of the permit issued. In addition, the work done required a Preservation Permit from our office.

I understand that you wish to ask the Commission to keep the alterations and addition rather than correcting the violation. Since the deadline was yesterday and you cannot pull together the needed application materials fast enough to meet the August meeting, you may submit an application no **later noon on 9/4/17 for the 9/20** Commission meeting. If an application or correction is not received by that deadline, the violation will be turned over to Metro Legal.

Please let me know if you have any questions. Thank you for your help with resolving this issue.

Sincerely,

Robin

Robin Zeigler, Historic Zoning Administrator
Metro Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, TN 37204
Main Office 615-862-7970 x79776

Development Center
800 Second Avenue South
Nashville, TN
615-862-6691 (no voicemail)



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3311683

**BUILDING COMMERCIAL - REHAB / CACR - 2017003909
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 08205003400

APPLICATION DATE: 01/18/2017

SITE ADDRESS:

1712 5TH AVE N NASHVILLE, TN 37208
LOTS 81 & 82 D T MCGAVOCK

PARCEL OWNER: ST. PETKA SERBIAN ORTHODOX CHURCH

CONTRACTOR:

APPLICANT: MUSGROVE LLC
MARK MUSGROVE
NASHVILLE, TN 37207 615-414-8466

MUSGROVE LLC)784 STBC-B-SM

PURPOSE:

RENOVATIONS TO EXISTING CHURCH TO CONSIST OF REPLACING ROTTED WOOD AND WINDOWS (WINDOW REPLACEMENT)

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

Commerical Building Framing -Ceiling	APPROVED	615-862-6559 Byron.Hall@nashville.gov
Commercial Building Final	APPROVED	615-862-6559 Byron.Hall@nashville.gov
Commercial Building Footing		(615)862-6550 John.Puckett@nashville.gov
Commercial Building Framing		(615)862-6550 John.Puckett@nashville.gov
Commercial Building Framing - Wall	APPROVED	615-862-6559 Byron.Hall@nashville.gov
Commercial Building Progress		(615)862-6550 John.Puckett@nashville.gov
Commercial Building Slab		(615)862-6550 John.Puckett@nashville.gov
Commercial Temporary Final		(615)862-6550 John.Puckett@nashville.gov
Building Zoning Final	APPROVED	(615)862-6550 John.Puckett@nashville.gov
U&O Letter		(615) 862-6527 Carmina.Howell@nashville.gov

Inspection requirements may change due to changes during construction.



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3311683

BUILDING COMMERCIAL - REHAB / CAGR - 2017003909

ISSUED ON: 1/19/2017

I hereby certify that I am the agent of the owner, or other person in control of this property, and that the information given herein, and as shown on the application and the permit, is true; and that I am authorized by said owner, or other person in control of this property, to obtain this permit. I understand that if the construction and/or installation for which this permit is issued is contrary to the requirements of Metropolitan codes or regulations, said violations must be corrected, and the permit may be voided. I further certify that I am in compliance with the State of Tennessee statutes relating to licensing contractors for the work described in this permit. Work must commence within thirty (30) days of issuance and must be completed within sixty(60) days of commencement. Permits become invalid if work does not commence within thirty (30) days. Extensions may be allowed in writing by the Director.

Approval (Where Required)

Date

MARK MUSGROVE

SITE ADDRESS:

1712 5TH AVE N NASHVILLE, TN 37208
LOTS 81 & 82 D T MCGAVOCK

PARCEL: 08205003400
Tax District: USD
Census Tr: 37019400

PARCEL OWNER:

PURPOSE:

RENOVATIONS TO EXISTING CHURCH TO CONSIST OF REPLACING ROTTED WOOD AND WINDOWS (WINDOW REPLACEMENT)

CONTRACTOR:

MUSGROVE LLC
705 EAST TRINITY LANE

APPLICANT:

60784 STBC-B-S MUSGROVE LLC
MARK MUSGROVE
NASHVILLE, TN 37207

MARK MUSGROVE
NASHVILLE, TN 37207
615-414-8466

PERMIT DETAILS:

Estimated Value: \$7,000.00
Const Type:
Sq Footage:
Parking Required: N
Parking Provided: N
Sprinklers? N
Metro Water:
Public Constr? N

Number of Floors:
Sewer or Septic:
Total # Buildings:
Total # Units:
Garage: N
Number of Bedrooms:
Number of Kitchens:

ZONING ASSIGNMENTS:

OV-NHC NEIGHBORHOOD CONSERVATION OVERLAY
OV-UZO URBAN ZONING OVERLAY
R6 ONE&TWO FAMILY 6,000 SQUARE FOOT LOT

ENGINEERED SOLUTIONS
1928 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072
PHONE (615) 945-9119 • FAX (615) 859-9177

EVALUATION OF SANCTUARY STRUCTURE

PROJECT: Reinforcement Repair of Existing Sanctuary Structure – St. Petka Serbian Church
LOCATION: 1712 5th Avenue North / Nashville, Tennessee
CONTRACTOR: Musgrove Construction, LLC

DATE: 1/12/2017

An engineering evaluation review was performed to evaluate the existing condition and design reinforcement repairs for the existing structure at the above referenced location. The purpose for this evaluation was first to confirm the existing framing and its planned renovation repairs. The scope of services for this project will include site review of existing framing and design of new framing to insure that the structure is repaired and rebuilt to meet code load requirements and building soundness.

The existing foundation system consists of an original stone foundation support and wood framed structure. The current condition of this structure at the time of this site observation was to review the soundness and structure and design repairs for the discovered failures that were revealed during planned replacement window construction of the sanctuary of this church. It is understood that this sanctuary building was built over 100 years ago and consists of a high vaulted wood framed roof bearing on wood framed exterior walls with exterior brick veneer. The lower basement of this building has stone exterior foundation walls supporting a wood floor of the sanctuary with wood interior girder beams on wood columns. Past repairs had been completed with reinforcement of the perimeter basement foundation walls and added support framing for the columns of the lower level for support of the sanctuary floor. The planned window replacement that was occurring for the upper sanctuary exterior walls revealed wall frame rot and deterioration that required supplemental support for the roof framing. The original roof framing was discovered to include past renovations of a flat ceiling that had been added to the vaulted roof framing, including wood decking. The wall rot and deterioration was created by water intrusion around the windows that had created hidden damage to the framing. As old windows were being removed on the left side of the sanctuary structure (when facing the building from the front) the exterior brick tilted outward causing the roof framing to fail. Immediate temporary supplemental supports were installed to maintain the roof structure. The amount of deteriorated wall framing was exposed from the interior to access the amount of wall support damaged that existed. And exposure discover of the right exterior wall revealed similar decay to the lefts wall for it current condition. Both exterior walls were deemed in complete failure and need for full replacement. Exposure of the roof framing revealed the past added ceiling that was offering the only locking support that the original framing of the gable roof framing had to allow for the roof system to be braced. Temporary added supplemental framing was directed for the entire roof system with added support framing in the lower basement to insure that the load paths for support of the roof could allow for the exterior wall replacement/rebuilding. The planned renovation was extended to include removal of the past added lower ceiling framing and reinforcement to the vaulted profile to create a more open sanctuary and allow for repairs of the original roof framing trusses. This plan would include added scissor frame truss members to be installed creating the vaulted profile and bracing the original roof framing supporting the new replacement support walls for this sanctuary structure.

The planned scissor framing for the roof and required framing reinforcements will require additional site observations and site design. The design loads for the planned framing and materials will be reviewed along with the contractor. The modified framing of the new load paths created by the new roof framing along with the replacement exterior walls will include the required bracing for this rebuilding of the structure. The first visit reviewed required bracing need for temporary support of the framing. This allowed the contractor to understand the required stiffening support members that would be required for

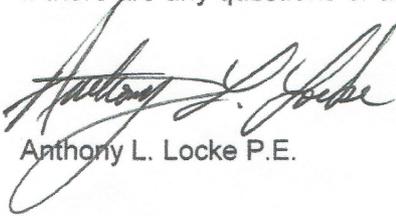
EVALUATION REPORT

Page 2

the existing framing in order to create the necessary load paths to support the structure and allow for the placement of the new design plan. Replacement for the existing load bearing exterior walls of the original structure will be rebuilt for the new framing loads and new bearing conditions created to complete the renovation.

As stated the proposed structural scope of work for this project will include site observations to review the framing to address structural requirements and to strengthen the overall soundness to allow for the construction renovations to be completed. Structural services for design, consulting review of construction components, and construction sketch documents, as required, will be prepared for the rebuilding renovation process. Based on my experience, and to the best of my knowledge, it appears that the reconfiguration framing construction for this planned rebuilding reinforcement/renovation will meet the proper code performance requirements for the applicable building codes.

If there are any questions or additional information required, please feel free to call.



Anthony L. Locke P.E.

