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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

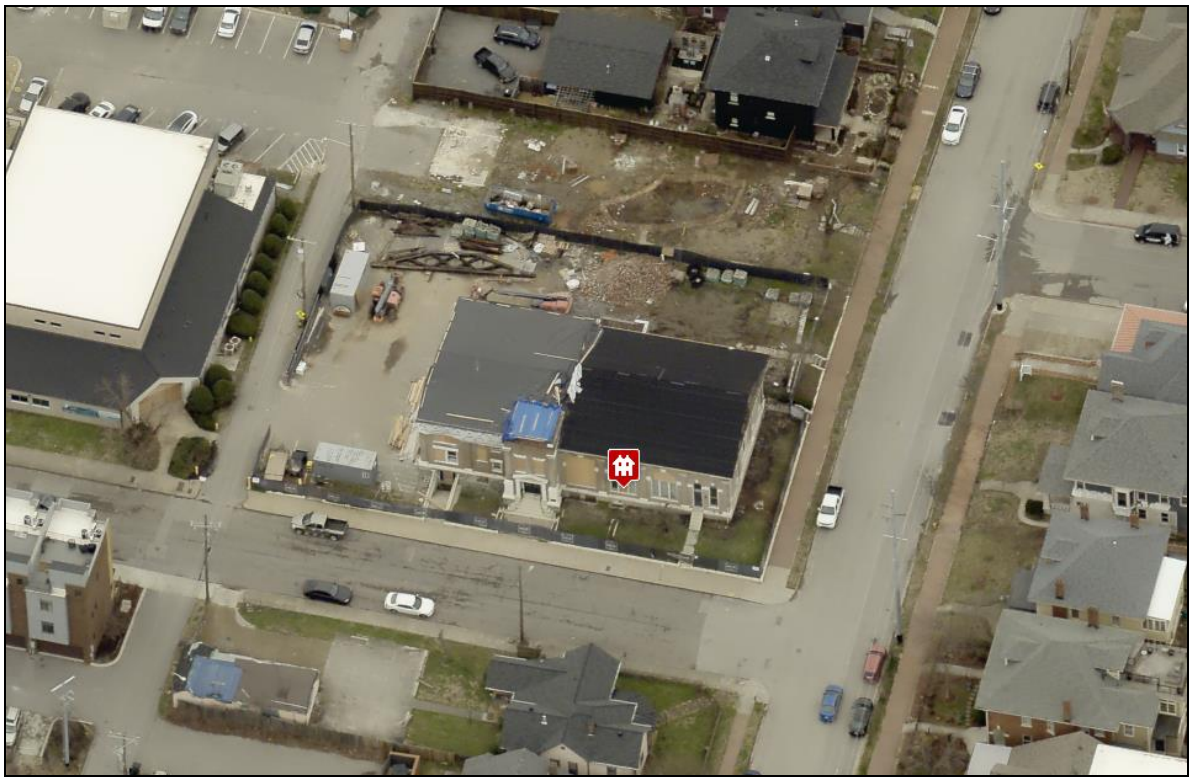
STAFF RECOMMENDATION
1021 Russell Street
August 18, 2021

Application: New Construction—Infill; Partial Demolition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: MUL-A
Map and Parcel Numbers: 08309022800 & 08309022700
Applicant: Tracey Ford, EOA Architects
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to reconstruct the tower that was damaged by the March 2020 tornado and to construct a new infill structure that is attached to the historic house. **Recommendation Summary:** Staff recommends approval with the following conditions: **1.** The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; **2.** Staff approve the final details, dimensions and materials of foundation material, trim, windows, doors, trim, porch floors and railings, walkway material, and retaining wall material; and, **3.** Staff approve the roof color and masonry color, dimensions and texture. With these conditions, staff finds that the project meets Sections IV, VI, and VII of Part I and the Lockeland Springs-East End chapter of Part II of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

III. DEMOLITION

A. PRINCIPLE

1. The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features.

2. The demolition of a building or major portion of a building, which contributes historically, culturally, or architecturally to the character and significance of the district, is not appropriate.

3. The historic character-defining features of a historic building should not be altered, removed, or destroyed.

4. Replacement windows and doors that do not change the dimensions and location of the openings is not considered partial-demolition and so is not reviewed. Replacement of historic casings for openings is not appropriate. Alteration of the location and dimensions of window and door opening is partial-demolition and so reviewed.

5. Replacement roofing material that does not require the removal of framing material and roofing details such as trim, or roofing features such as chimneys is not considered partial-demolition and so is not reviewed.

6. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.

B. GUIDELINES

1. Partial-demolition of a structure

a. Character-defining features of historic buildings shall be retained. Partial-demolition of historic buildings is appropriate if the feature to be removed is not a character-defining feature. Examples of non character-defining features are features that have lost historic integrity or that were added in recent years.

b. Replacement of historic materials or features may be necessary in the case of extreme deterioration. In those cases, replacement materials and features should match the historic material and feature in terms of design, location, and dimensions. If the original is not known, it shall be similar to common historic examples on buildings of a similar style and form found in the neighborhood. Substitute materials may be appropriate if the material has the same dimensions, texture, design, and workability as the historic material. For instance, smooth-faced fiber-cement lap siding is a common substitute material for wood lap siding.

c. Historic cladding shall be retained. It is appropriate to remove cladding installed over historic cladding material and repair the historic cladding. Lap siding installed over, or to replace historic masonry, or a masonry veneer installed over, or to replace historic lap siding is not appropriate. When it is appropriate to replace siding, the casings of openings should be retained. And the new siding shall replicate the reveal and dimensions of the historic siding.

d. Historic window and door dimensions and locations should be retained. Limited changes to window and door openings may be appropriate on the rear or side facades, beyond the midpoint of the house, so long as the new window and door pattern meets the design guidelines for "proportion and rhythm of openings."

e. Historic building wall dimensions, exterior cladding, and locations shall be retained. Generally, removal of the rear wall for an addition may be appropriate if the two rear corners are maintained.

f. Partial-demolition of non-contributing buildings is appropriate if demolition does not result in a form or condition that would not meet the design guidelines for "new construction" or if partial-demolition brings the existing building closer into compliance with the design guidelines for new construction.

2. Full-demolition of a structure

a. Historic buildings shall be retained unless the denial of the demolition will result in an economic hardship, as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

b. Full-demolition of non-contributing buildings is appropriate as they do not contribute to the historic character of the district.

IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

Please see "Partial Demolition" for replacement siding.

A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission's past decisions. Applicants are always welcome to propose new materials not listed as "appropriate" or re-propose materials listed as "inappropriate."

B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a "wood-grain" fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.

1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a "speckled" or random design.*

2. INAPPROPRIATE materials include:

<u>Foundations</u>

- *Stone veneer without mortar*
- *Smooth concrete block without a parge coating*

<u>Cladding</u>

- *Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.*
- *T-1-11- type building panels*
- *Stud wall lumber*
- *Embossed wood grain*
- *Unpainted or unstained wood*

<u>Chimneys</u>

- *Fiber cement panels*
- *Lap siding*

Roofing

- *Corrugated metal*
- *Snap-lock standing seam metal with big seams*
- *Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta*

Windows

- *Brass cames on leaded or stained glass windows.*

3. APPROPRIATE materials include:

Foundations

- *Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation*
- *Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.*

Cladding

- *Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.*
- *Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.*
- *Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.*
- *When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.*
- *Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples.*
- *Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.*
- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

Chimneys

- *Masonry or stucco is appropriate for chimneys.*

Roofing

- *Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.*
- *Clay tile ridges are appropriate.*
- *Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam*

Trim & Architectural Features

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

C. Windows with 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.

D. 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. Paired and ribbons of multiple single– or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.

E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry buildings.

V. NEW CONSTRUCTION-INFILL

A. MASSING & SCALE

1. The height of the foundation wall, porch roof(s), walls, and ridges, and the width of a new building should be compatible with surrounding historic buildings of the same building type and on same the block face . Where there are block faces with little historic context, the adjoining blocks may be used.

B. FORM

1. The most appropriate building and roof forms for new construction are ones that are similar to historic buildings on the block face and buildings that are typical for the overall district. Considerations are the general form and orientation of the main massing of the building and roof pitches, shape, and orientation.

2. In most areas, residential roof pitches of the main form of a building are between 6/12 -12/12. Porches generally had lower pitches or were flat. In some rare cases, flat roof forms may be appropriate. In those instances, the flat roof should not include additional construction such as railings, coverings like pergolas and tents, or stair/elevator towers.

3. Dormers should be fully located on the roof; wall dormers and recessed dormers are generally not appropriate on the front and side facades, as they are not common or not found historically in most districts. The dimensions and forms of dormers visible from the street should be compatible with dormers found historically in the district. Generally, this can be accomplished with the following:
   a. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry, or lack of symmetry within a building's design, should be used as a guide when placing dormers.

   b. Dormers should not be located on secondary roof planes.

   c. Eave depth on a dormer should match main roof form's eave depth or be less.

   d. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.

   e. The roof pitch of the dormer should generally match the roof pitch of the main roof form of the building.

   f. The side walls of the dormer should be inset at least two feet (2') from the side walls of the building or adjacent valley. A dormer wall should not connect with the side of a gable.

   g. The front wall of the dormer should be setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)

   h. Dormers should generally be fully glazed and aprons below the window should be minimal.

i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

4. New buildings should have a primary entrance oriented towards (facing) the street. In most districts, a primary entrance is defined by a projecting or recessed porch. If the historic context supports such, decorative entrances, hoods above entrances, covered stoops, and vestibule entrances could be appropriate substitutions for a porch.

a. Generally, porches should be a minimum of six feet deep (6') with a visible porch beam that is 18"-36" in height and with posts that include bases and capitals.

5. Porte-cocheres are only appropriate where they are typical of historic forms found in the district and should only be added to new buildings that have a similar form to those that historically had porte-cocheres.

6. Some properties are zoned for two residential units on one lot. On such lots that meet all the qualifications for two units, the two units should be fully attached, with a single mass (in what looks like one building) with one or two front doors and meet all the requirements for infill. Detached infill duplexes may be appropriate in the following instances:

a. The second unit follows the design guidelines for an outbuilding.

b. There is not enough square footage to legally subdivide the lot, but there is enough street frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines and historic context and is more appropriate for the context than a single building.

c. The lot has double frontage and is deep enough to accommodate two buildings and associated parking in a manner that meets the design guidelines and historic context.

d. An existing, non-contributing building sits so far back on the lot that a building may be constructed in front of it in a manner that better meets the design guidelines than existing conditions. It is not appropriate to add a new house in front a contributing house.

7. Building types generally should be consistent with the types in the immediate vicinity, no matter the actual use or zoning of the site. For instance, a lot zoned commercially but located within an area of residential building types should be similar in form to the residential building types in the immediate vicinity.

8. Roof decks are not appropriate on the front or side of infill but may be appro-priate on the rear if the deck is surrounded on all sides by an appropriately-pitched roof.

C. SITING, SETBACK , ORIENTATION & RHYTHM OF SPACING

1. In most residential districts, lots had a primary building facing the street. Any additional buildings on the lot were typically secondary structures that were subordinate in size to the primary building and located in the rear yard. New development should follow this pattern.

2. The setback from front- and side-yard property lines established by adjacent historic buildings should be maintained.

3. There should be a minimum of 20' between primary buildings and outbuildings.

4. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new

construction, additions, and accessory structures (ordinance no. 17.40.410).

a. Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill. If the lot has non-contributing or vacant lots on either side, the front setbacks of nearby a. historic buildings may be considered.

b. Side setbacks should maintain the dominant rhythm along a street established by building widths and spaces between buildings. Infill buildings should maintain that rhythm even when lots are subdivided.

c. Rear setbacks are determined based on a combination of bulk standards and an appropriately-scaled building for the district.

d. When a building is unable to meet bulk standard setback requirements, appropriate setbacks will be determined based on:

· The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity
· Setbacks of like structures historically found on the site as determined by historic maps, site plans, or photographs
· Shape of lot
· Alley access or lack thereof
· Proximity of adjoining structures
· Property lines
· Easements
· The extent of and the number of protrusions beyond the footprint such as bays/oriels, balconies and roof overhangs

5. Parking pads and outbuildings should be located at the rear of the lot.

6. Vehicular storage, such as garages and carports, shall not be a part of a new primary building with a residential form unless lot constraints prevent a detached outbuilding or unless the attached garage can be fully located at the basement level and accessed from the rear or side, inset a minimum of four feet from the main side wall of the house.

7. Driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.

8. New buildings should be connected to the street with an uncovered walkway from the porch/entrance to the street/sidewalk/curb.

9. New infill buildings should be oriented to (facing) the shortest street-facing side of a lot.

10. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.

11. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.

12. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall of the building or a porch post.

13. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with

the historic character of the district.

D. PROPORTION & 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 eight to thirteen horizontal feet of flat wall surface should have an opening (window or door) of at least four square feet. More leniency can be given to minimally visible side or rear walls. Wide openings for sliding glass doors or roll-up doors are not appropriate on the front half of a building and a street-facing side.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

VI. NEW CONSTRUCTION-ADDITIONS

A. GENERAL PRINCIPLES

1. Additions to historic buildings should be compatible with the historic buildings to which they are attached.

2. Additions to non-contributing buildings should be considered in terms of new construction-infill, taking into account existing conditions and historic context. Existing conditions do not need to be altered to meet the design guidelines; however, if they are to be altered, the result must meet the design guidelines.

3. 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, material, and character of the property, neighborhood, or environment.

B. MASS, SCALE & CONNECTION

1. 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 shadowline of the existing building. A side addition may be possible if all these conditions are met:

   a. The lot width exceeds 60 feet or the standard lot width on the block.

   b. The addition sits back from the front face of the historic structure at or beyond the midpoint of the building.

   c. The addition is at least two feet (2') shorter than the primary massing of the historic building and one-story in height.

   d. The width of the side addition is approximately half the width or less of the primary massing of the historic building.

   e. The foundation is at or below the existing building's foundation.

f. The roof form is hipped or side-gable roof form.

g. The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.

2. In order to ensure that an addition has achieved proper scale, the addition should be shorter and narrower than the existing building. One story additions should set in at least 1' from the rear corner and two-story additions should set in at least 2' from the rear corner.

3. Generally, additions should not exceed the number of stories of the historic building to which it is attached. Exceptions to an addition not being narrower and shorter than the historic building follows in sections 4 and 5; however an addition may not be both taller and wider.

4. Rear additions that extend to be wider than the historic building may be possible when the applicant has exhausted other options and in the following conditions:

· The lot is unusually shallow for the historic context.
· The lot is wider than typical lots in the immediate vicinity.
· The historic building is narrower than 30 feet on a standard lot size.
· The historic building is shifted greatly to one side of the lot on a typical lot size.
· The addition is designed to leave the corners of the building visible and intact and does not wrap around a corner.
· The project does not also include a side addition to the historic building.
· Eaves and ridges of addition do not exceed the main corresponding elements of the historic building.
· The portion that extends beyond the side wall does not exceed one-story.
· The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.

5. Rear additions that are taller than the historic building may be possible when the applicant has exhausted other options and in the following conditions:

· The grade rises steeply towards the rear of the lot
· The historic building is one or one and one-half stories tall and one to two-feet of additional height will allow for usable second-story space that otherwise is unavailable. Additions that are taller than the historic building are not appropriate on buildings that are two-stories or more.
· The proposed addition does not extend more than two-feet above the main roof form of the historic building.
· The taller portion of the addition is fully inset 2' from the historic house's sidewalls.
· The portion of the proposed addition that extends taller than the historic building is all roof, as seen from the street.
· No portion of the proposal increases the height of the historic building itself, only the addition, with the exception of "ridge raises."

6. Some one and one and one-half story, side-gabled, historic buildings may increase in height with a "ridge raise." The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that adds additional stories or height beyond the ridge raise; that includes an addition that is wider than the historic house; that includes a side addition; that includes a rooftop deck or that is proposed to be on a building that is two or more stories. Ridge raises may be used in the following ways and in the following conditions:

· The historic building is one or one and one-half stories.
· The historic building has a side-gable roof form without clipped gables.
· The raised portion sits in a minimum of two feet (2') from each side wall and is raised no more than two feet (2') of total vertical height within the same plane as the front roof slope.

7. Where an addition attaches to a historic roof form, it shall sit below the ridge of the roof, except in the case of "ridge raises."

8. The height of the addition's roof, eaves, and foundation should be less than or equal to the existing structure.

9. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

10. In order to achieve compatibility in scale, an addition should not be larger than the existing building. The diversity of housing type and size are character-defining features of the historic districts; therefore, it is not the goal of the overlay to ensure that all buildings can become the same size. Generally, the addition's footprint should not more than double the footprint of the historic building.

11. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically.

12. 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 enclosure is constructed in such a way that the historic form, openings, and features of the porch remain visible and prominent and the enclosure has an open design. "Enclosure" does not include screening-in porches that do not require the removal of porch posts or the addition of substantial new framing for the screening. This type of screening is not reviewed.

13. 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 historic structure would be unimpaired.

14. Adding front porches to contributing houses that did not have a front porch historically is not appropriate. Additions of front porches to non-historic buildings may be possible if the resulting building has an appropriate front-setback.

15. Vehicular storage such as garages, carports, and porte-cocheres should not be added to buildings where there is no historic evidence of such. An exception may be when a garage, that is part of an addition, is fully located at the basement level and accessed from the rear or accessed from the side and inset at least four feet from the back corner of the historic house.

16. When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See previous section for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.

C. SITING & SETBACK

1. The setback from front- and side-yard property lines established by the historic buildings should be maintained.

2. There should be a minimum of 20' between primary buildings (including additions) and outbuildings. Less than 20' may be appropriate in the case of site constraints such as shallow lots.

3. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions, and accessory structures (ordinance no. 17.40.410).

   a. Front additions are rarely appropriate. When they are, such as a porch for a non-historic building, the new front setback generally should be the average between the historic front setbacks established on either side of the building.

b. Side setbacks for rear additions may maintain the existing side setback, if the primary building is historic.

c. Rear setbacks are determined based on a combination of bulk standards and an appropriately scaled building for the district.

d. When a building is unable to meet bulk standard setback requirements, appropriate setbacks will be determined based on:

· The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity
· Setbacks of like structures historically found on the site as determined by historic maps, site plans, or photographs
· Shape of lot
· Alley access or lack thereof
· Proximity of adjoining structures
· Property lines
· Easements
· Protrusions beyond the footprint such as bays/oriels, balconies, and roof overhangs

4. New parking pads should be located at the rear of the lot.

5. New driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.

6. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.

7. Utility connections such as gas meters, electric meters, phone, cable and HVAC condenser units should be located so as to minimize their visibility from the street. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.

8. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall or a porch post.

9. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & 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 an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.

2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity. Wide openings for sliding glass doors or roll-up doors are not appropriate on side elevations, unless stepped back from the primary side wall of the historic building by at least 4 feet.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

E. ROOF ADDITIONS: DORMERS, DECKS, SKYLIGHTS AND SOLAR PANELS

1. Rooftop additions, other than dormers, skylights and solar panels are not appropriate for buildings with pitched roofs or for buildings with flat/parapet roofs that are less than four-stories.

2. 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 features is not appropriate.

3. Front dormers should only be added to historic buildings when there is physical or pictorial evidence to show the building had a dormer, unless the specific district allows otherwise.

4. Rear dormers should be inset from the side walls of the building by a minimum of two feet (2').

5. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

a. 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 historic dormer or another historic building is similar in style and massing.

b. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building's design, should be used as a guide when placing dormers.

c. Dormers should not be added to secondary roof planes.

d. Eave depth on a dormer should match a historic dormer on the building or the eave depth of the main roof.

e. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.

f. The roof pitch of the dormer should generally match the pitch of historic dormers or the roof pitch of main roof form.

g. The ridge of a side dormer should be at least two feet (2') below the ridge of the existing building; the sidewalls of the dormer should be inset at least two feet (2') from the wall below or adjacent valley; and the front wall of the dormer should setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)

h. Dormers should generally be fully glazed and aprons below the window should be minimal.

i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

6. Rooftop decks shall not be added to existing roof forms as they can dramatically change a historic roof form and are not typical of historic building forms. Rooftop decks are not appropriate on side additions or the side of rear additions but may be appropriate on the back or a rear addition if the deck is surrounded on all sides by an appropriately pitched roof, and if the addition does include a ridge raise and is no taller than the historic house.

7. Solar panels should be parallel with the existing roof slope and not extend beyond the roof edge. Where possible, solar panels should be located on rear or side roof planes or outbuildings rather than front roof planes of primary buildings.

8. Skylights should be parallel with the existing roof slope and have a flat profile. In general, skylights should not be located on the front roof plane and should not exceed 15 square feet on any given roof plane.

Background: The building at 1021 Russell Street was constructed c. 1910-1911 as the Russell Street Presbyterian Church (Figure 1). The house that was located at 120 S. 11th Street was constructed c. 1895, and the structure was significantly damaged in the March 2021 tornado. Staff issued an emergency permit to demolish the structure at 120 S. 11th Street in June 2020 (Figures 2-3).

Figure 1. 1021 Russell Street, Nashville Banner, February 17, 1911.

Figure 2. 120 S. 11th St, March 3, 2021.

Figure 3. Right-side façade of 120 S. 11th St, March 3, 2021.

Analysis and Findings: Application is to reconstruct the tower that was damaged by the March 2020 tornado and to construct a new infill structure that is attached to the historic building. Since the new construction is attached to the historic structure, this report shall refer to the new construction as an addition even though it is designed to look like infill.

Partial Demolition: The structure at 1021 Russell Street was significantly damaged by the March 2020 tornado (Figure 4). In November 2020, staff issued a permit to stabilize and repair/reconstruct much of the historic structure based on an engineer's report that was submitted by the property owner.

Figure 4. Aerial photo of damage to 1021 Russell Street from March 2020 tornado.

The preservation permit did not include the reconstruction of the tower, which is now proposed with this application. The applicant proposes to reconstruct the tower with the same dimensions as what was there originally, but the proposes to use metal and insulated frosted glass (Figures 5-6) as a contemporary version of what was lost.

Figure 5. 1021 Russell St, March 2016, Google maps.

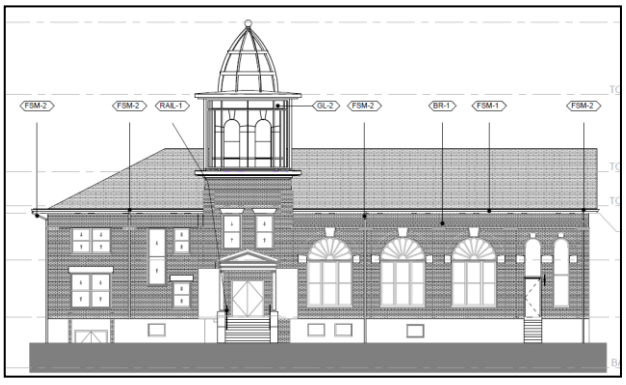


Figure 6. Proposed tower.

While replacing historic materials does not meet the guidelines, the historic materials are no longer present due to circumstances beyond the owner's control. Staff finds that

reconstructing the tower at the same scale but with contemporary materials can meet Section III.B.1 of the design guidelines since the tower is a character-defining feature.

Height & Scale: Although the Commission does not typically approve attached structures, this site is unusual in the Lockeland Springs-East End neighborhood. The properties at 1021 Russell Street and 120 S. 11th Street are under common ownership, and together total approximately twenty-two thousand, eight hundred square feet (22,800 sq. ft.). As proposed, the addition can satisfy the design guidelines criteria for location and scale of an addition while also reading as appropriately scaled infill along the S. 11th Street frontage.

The proposed addition is a full two stories in height and is neither taller nor wider than the historic building. Where the addition reads as infill, staff finds that the scale meets the historic context, as there are several two-story houses in the immediate vicinity, including houses at 116 South 11th Street and 123, 125, and 127 South 11th Street, across the street. The scale is also similar to infill approved by the Commission next door at 118 S. 11th Street in March 2021. The addition has a ridge height of approximately thirty-six feet (36') from grade, and the primary width reads as approximately thirty-seven feet (37') from S. 11th Street. The proposed depth is similar to the historic building at 1021 Russell Street.

Staff finds that the new construction's height and scale meet Sections VI.A and VI.B of the design guidelines.

Design, Location & Removability: The addition is located at the rear of the historic building and ties into the rear of the historic church with a flat-roofed two-story connector that matches the eave height of the church and proposed addition. The connector itself is approximately thirty-six feet (36') wide and twelve feet (12') deep and sets in approximately fifty-eight feet (58') from right rear corner of the historic building and seventeen feet (17') from the left rear corner. The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's, inset, separate roof form, and lower height help to distinguish it from the historic building. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing historic building. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

The new construction meets the design guidelines for an addition while also reading as an appropriately scaled, foursquare infill on the S. 11th Street facade. While the addition has a residential form, it accommodates non-residential uses that are permitted by the base zoning. In order to serve these uses, the project incorporates some details that are more typical of non-residential forms but in proportions that are appropriate for the historic context at this location. For example, the ground-level openings on the S. 11th Street façade are an aluminum storefront system, and the recessed first-floor wall on that façade is at an angle that reads as a front porch. Staff finds that the design of the addition appropriately addresses the historic context while also serving the non-residential uses.

The project meets Sections VI.A.3 and VI.B.13.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It is approximately twenty-eight feet (28') from the S. 11th St property line, which is similar to the front setback approved for infill at 118 S. 11th Street and approximately fourteen feet (14') beyond the side wall of the historic building at 1021 Russell Street. The new construction is located approximately seven feet, six inches (7'-6") from the northern property line and fifty-one feet, six inches (51'-6") from the western property line.

This project meets Section VI.C.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Not indicated	Needs final review	Unknown	Yes
Cladding	Brick	Salvaged	Yes	Yes
Secondary Cladding	Fiber cement lap siding	Smooth face, 4" reveal	Yes	No
Tertiary Cladding	Wood shake siding		Yes	No
Roofing	Fiberglass reinforced asphalt shingle	Color unknown	Yes	No
Trim	Not indicated	Needs final review	Unknown	Yes
Front Porch floor/steps	Not indicated	Needs final review	Unknown	Yes
Front Porch Railing	Not indicated	Needs final review	Unknown	Yes
Side Porch Floor/ramp	Not indicated	Needs final review	Unknown	Yes
Side Porch Railing	Not indicated	Needs final review	Unknown	Yes
Rear Porch floor/steps	Not indicated	Needs final approval	Unknown	
Windows	Not indicated	Needs final approval	Unknown	Yes
First-level windows on S. 11th St façade	Aluminum storefront system	Needs final approval	No*	Yes

Principle Entrance	Aluminum storefront system	Needs final approval	No*	Yes
Side/rear doors	Not indicated	Needs final approval	No	Yes
Driveway/Parking lot	Asphalt		Yes	No
Walkway	Not indicated	Needs final approval	No	Yes
Retaining walls	Not indicated	Needs final approval	No	Yes

*The addition incorporates an aluminum storefront system on the S. 11th St façade. While storefront systems are not typical on residential forms, staff finds that the rhythm and proportion of these openings can be appropriate for the context while also being functional for the non-residential uses planned for the structure.

With the condition that staff review and approve the foundation material, trim, a brick sample, windows, doors, trim, porch floors and railings, walkway material, and retaining wall material prior to purchase and installation, the project meets Section IV.

Roof Form: The new construction has a primary roof form that is hipped with a pitch of 7/12 and incorporates a front facing hipped dormer also with a 7/12 pitch that is set back two feet (2') from the wall below in accordance with the guidelines. Both the connector and a small piece near the rear of the addition have flat roof forms with a .25/12 pitch. While roof pitches in the neighborhood are generally 6/12-12/12, staff finds that the low sloped portions can be appropriate for the connector given its setback of approximately seventy-two feet (72') from S. 11th Street property line. The other flat roof portion is a mechanical deck that is minimally visible from the right-of-way. The design guidelines states that roof decks are inappropriate unless surrounded on all sides by an appropriately pitched roof. In this case, the deck is accessed via a hatch rather than a stair tower, and the purpose is to accommodate mechanical units for the non-residential use. Since the deck is located at the rear and does not serve as occupiable space, staff finds that it can meet the design guidelines in this case.

The project meets Section VI.B.

Orientation: The addition is located at the rear of the historic building but is also oriented to S. 11th Street to read as infill on a vacant lot, which is appropriate in this case. The addition includes a recessed front porch on the S. 11th Street façade with depths ranging from two feet (2') to fourteen feet (14') since the front wall on the lower level is at a diagonal.

The project meets Section V.C.

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing historic structure were indicated on the plans. Most of the windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are some smaller horizontal windows on the north elevation, but staff finds that these can be appropriate since they read as being beyond the midpoint on the right of infill. The north side elevation also includes an expanse of approximately twenty feet (20') that does not include a window or door opening. Staff finds that this can also be appropriate as it is located on what reads as a minimally visible side façade. Staff finds the project's proportion and rhythm of openings to meet Section VI.D.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities for the addition are to be located on the roof in a minimally visible location. Vehicular access and parking are to be located off the alley. The project meets Section VI.C.

Recommendation: Staff recommends approval with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of foundation material, trim, windows, doors, trim, porch floors and railings, walkway material, and retaining wall material; and,
3. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the project meets Sections IV, VI, and VII of Part I and the Lockeland Springs-East End chapter of Part II of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Context Photos: This block of South 11th Street was heavily damaged in the March 3, 2020 tornado.

Vacant lots at 120 and 118 S. 11th St.

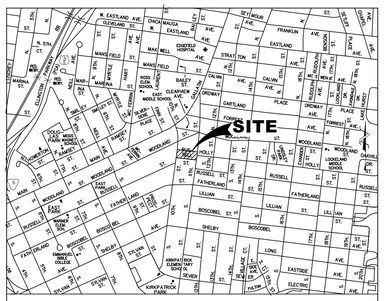
Historic building on the subject property, currently undergoing restoration.

Houses to the right of the site.

Houses directly across the street

Houses across the street

Houses across the street



VICINITY MAP
NOT TO SCALE

SITE DATA:

PROPERTY DESCRIPTION :	**MAPS: 28-9** **PARCELS: 227 & 228**
	SITE AREA: 22,399 SQ FT **PROJECT AREA: 0.51±AC**
CITY:	**NASHVILLE**
COUNTY:	**DAVIDSON**
STATE:	**TN**
SITE LOCATION:	**1021 RUSSELL STREET** **NASHVILLE, TN**
OWNER:	**S & S PROPERTY MANAGEMENT** **129 SOUTH 11TH STREET** **NASHVILLE, TN 37206**
APPLICANT:	**BARGE CAUTHEN & ASSOCIATES, INC.** **6606 CHARLOTTE PIKE, SUITE 210** **NASHVILLE, TN 37209** **CONTACT: DAN BARGE, P.E.** **(615) 356-9911**

FEMA PANEL:
THE SUBJECT PROPERTY DOES DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0242 H, FEMA PANEL DATE APRIL 05. 2017, FLOOD ZONE "X".

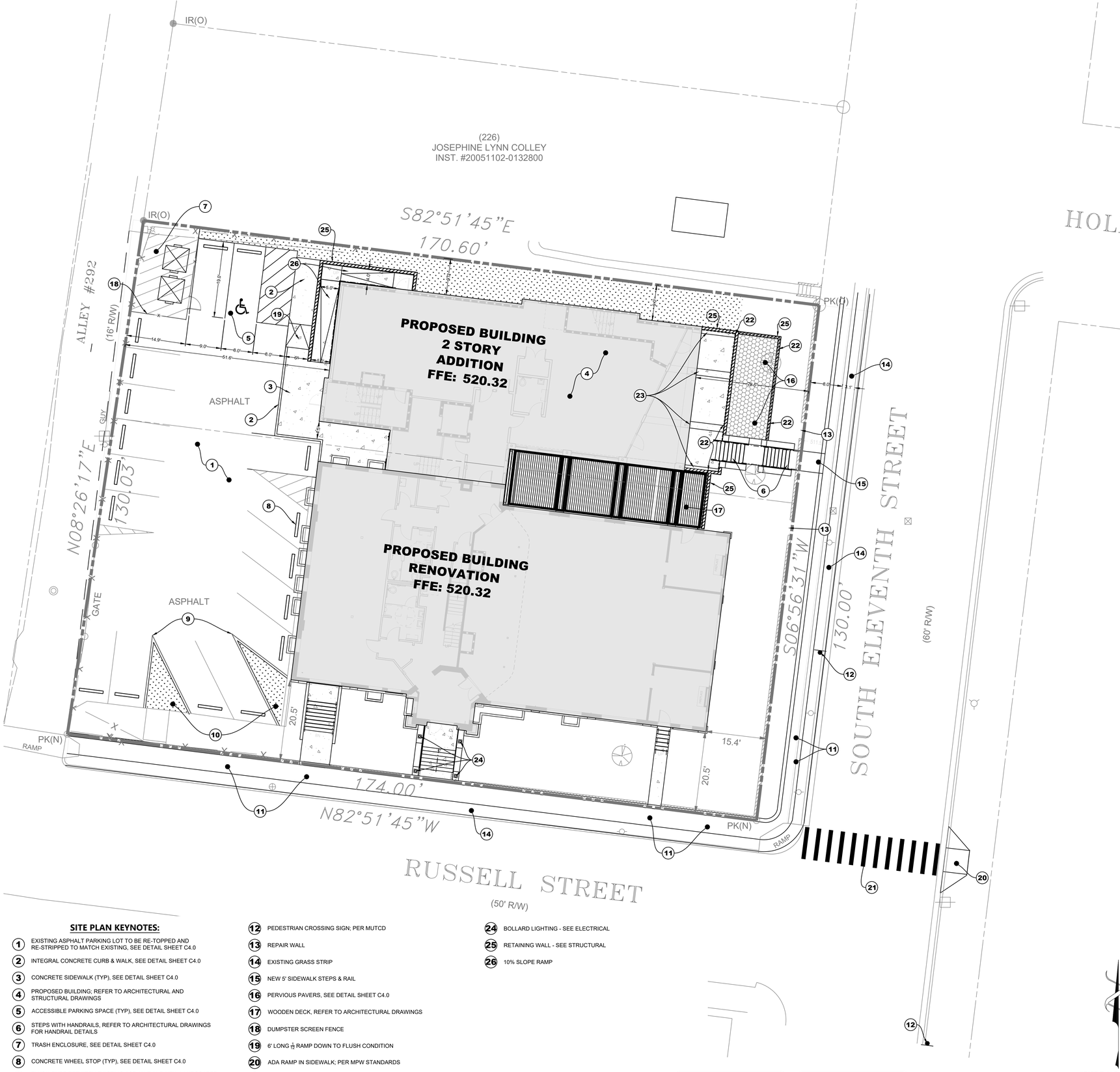
METRO SIDEWALK NOTE:
ALL SIDEWALKS WITHIN THE PUBLIC R.O.W. TO BE PER METRO PUBLIC WORKS DETAILS AND STANDARDS. CONTRACTOR TO HAVE MPW INSPECTOR INSPECT SIDEWALK AND RAMP FORMS PRIOR TO POURING.

PARKING SCHEDULE	
16	*EXISTING SPACES*
1	*PROPOSED ACCESSIBLE SPACES*
17	*TOTAL PARKING SPACES*

USE	AREA	UZO PARKING REQ.	TOTAL
RESTAURANT SPACE	4,240 sf	FIRST 1,000 sf EXEMPT 1 SPACE PER 150 sf FOR REMAING sf	22 SPACES
BASEMENT OFFICE	2,200 sf	FIRST 2,000 sf EXEMPT 1 SPACE PER 500 sf FOR REMAING sf	0 SPACES
FIRST FLOOR OFFICE	1,710 sf	FIRST 2,000 sf EXEMPT 1 SPACE PER 500 sf FOR REMAING sf	0 SPACES
2nd FLOOR OFFICE A	2176 sf	FIRST 2,000 sf EXEMPT 1 SPACE PER 500 sf FOR REMAING sf	0 SPACES
2nd FLOOR OFFICE B	2175 sf	FIRST 2,000 sf EXEMPT 1 SPACE PER 500 sf FOR REMAING sf	0 SPACES
	12,501 sf		SUB TOTAL 22 SPACES
25% REDUCTION FOR TRANSIT, PED ACCESS AND PUBLIC PARKING LOTS			FINAL REQUIRED 17 SPACES
			PARKING PROVIDED 17 SPACES

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.



SITE PLAN KEYNOTES:

1. EXISTING ASPHALT PARKING LOT TO BE RE-TOPPED AND RE-STRIPPED TO MATCH EXISTING, SEE DETAIL SHEET C4.0
2. INTEGRAL CONCRETE CURB & WALK, SEE DETAIL SHEET C4.0
3. CONCRETE SIDEWALK (TYP), SEE DETAIL SHEET C4.0
4. PROPOSED BUILDING; REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
5. ACCESSIBLE PARKING SPACE (TYP), SEE DETAIL SHEET C4.0
6. STEPS WITH HANDRAILS, REFER TO ARCHITECTURAL DRAWINGS FOR HANDRAIL DETAILS
7. TRASH ENCLOSURE, SEE DETAIL SHEET C4.0
8. CONCRETE WHEEL STOP (TYP), SEE DETAIL SHEET C4.0
9. FLUSH CURB BETWEEN EXISTING ASPHALT AND NEW LANDSCAPED ISLAND
10. REMOVE EXISTING PAINTED TRIANGULAR ISLAND AND REPLACE WITH LANDSCAPED ISLAND
11. EXISTING SIDEWALK TO REMAIN
12. PEDESTRIAN CROSSING SIGN; PER MUTCD
13. REPAIR WALL
14. EXISTING GRASS STRIP
15. NEW 5' SIDEWALK STEPS & RAIL
16. PERVIOUS PAVERS, SEE DETAIL SHEET C4.0
17. WOODEN DECK, REFER TO ARCHITECTURAL DRAWINGS
18. DUMPSTER SCREEN FENCE
19. 6' LONG $\frac{1}{2}$ RAMP DOWN TO FLUSH CONDITION
20. ADA RAMP IN SIDEWALK; PER MPW STANDARDS
21. THERMOPLASTIC PEDESTRIAN CROSSWALK; PER MPW & MUTCD STANDARDS
22. GUARDRAIL; REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
23. CONCRETE CONTROL JOINT
24. BOLLARD LIGHTING - SEE ELECTRICAL
25. RETAINING WALL - SEE STRUCTURAL
26. 10% SLOPE RAMP

PROPERTY INFORMATION
120 & 122 SOUTH 11th STREET
MAP 83-9 29-34, 39 & 40: 162
PARCELS 227 & 228

OWNER
S & S PROPERTY MANAGEMENT
129 SOUTH 11th STREET
NASHVILLE TN. 37206

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN. 37209

SURVEYOR
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204

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EOA ARCHITECTS PLLC
515 MAIN STREET
NASHVILLE, TENNESSEE 37206
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f 615 . 256 . 9805
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Ten21 at Five Points - EXISTING BUILDING RENOVATIONS + NEW ADDITION

1021 Russell Street
Nashville, Tennessee
37206

S&S PROPERTY MANAGEMENT

JOHN R. GORE REGISTERED ENGINEER AGENCY NO. 108556 STATE OF TENNESSEE
07/09/21

CONSTRUCTION DOCUMENTS

REVISIONS		
DELTA	ISSUE	DATE

SITE LAYOUT PLAN

C1.0

BCA JOB # 2050-37
06/15/21

S&S PROPERTY MANAGEMENT

01

TEN 21AT FIVE POINTS

HISTORIC COMMISSION PRESENTATION I Existing Building Renovation and New Addition

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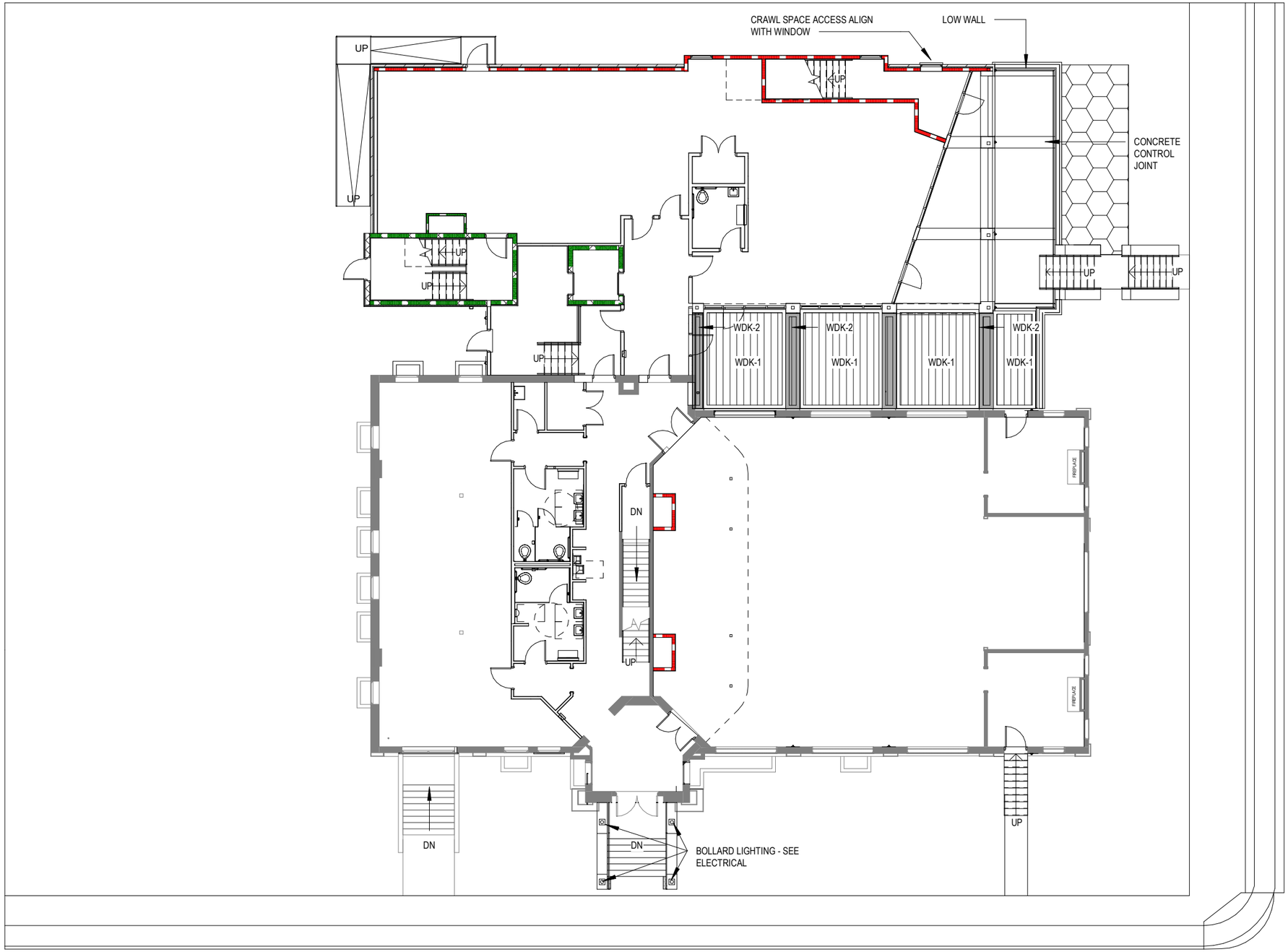

SITE PLAN

S&S PROPERTY MANAGEMENT

02 TEN 21AT FIVE POINTS
HISTORIC COMMISSION PRESENTATION I Plans

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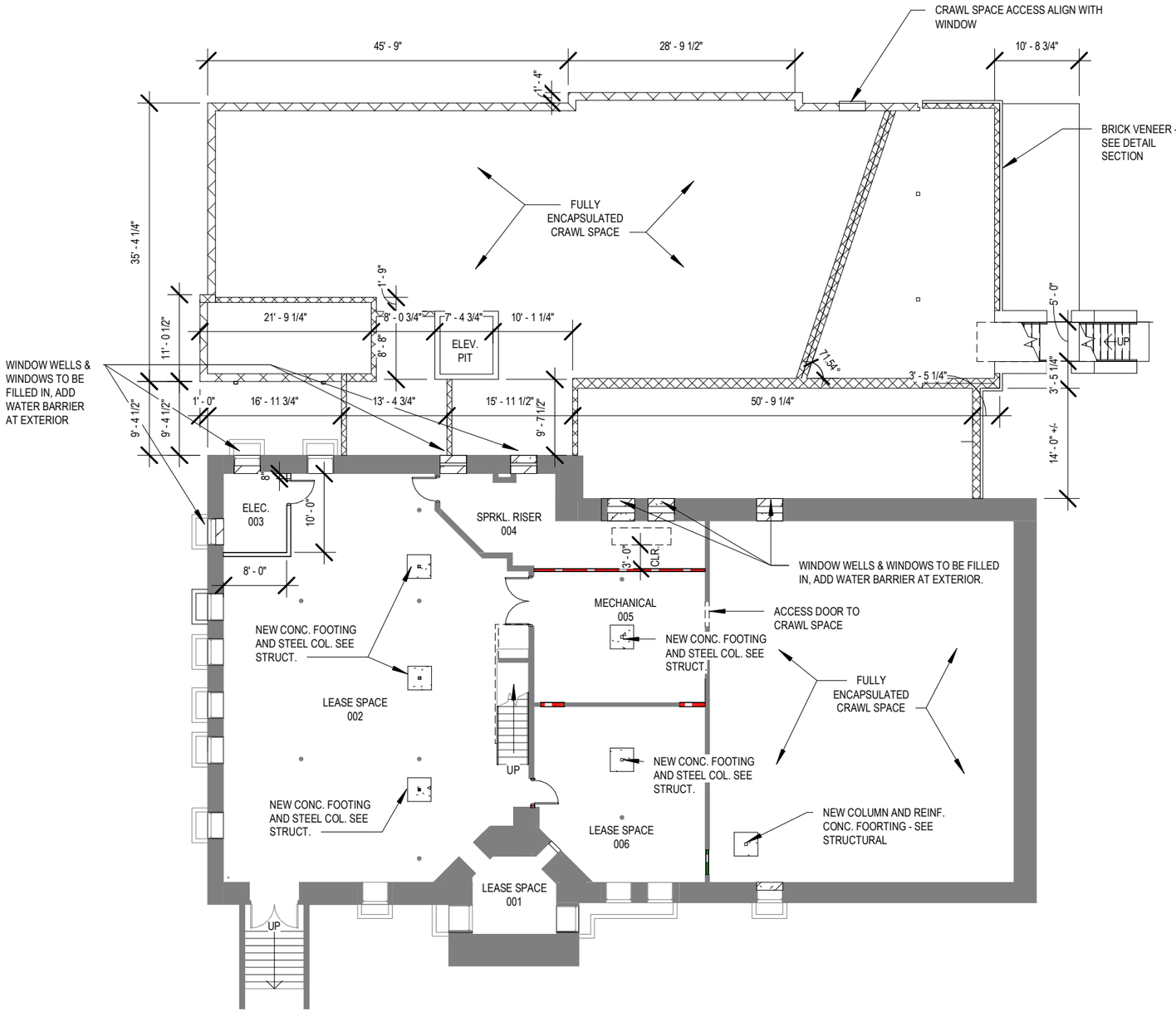

0' 8' 16' 32'

PLAN NORTH

BASEMENT FLOOR PLAN

S&S PROPERTY MANAGEMENT

03 TEN 21AT FIVE POINTS

HISTORIC COMMISSION PRESENTATION I Plans

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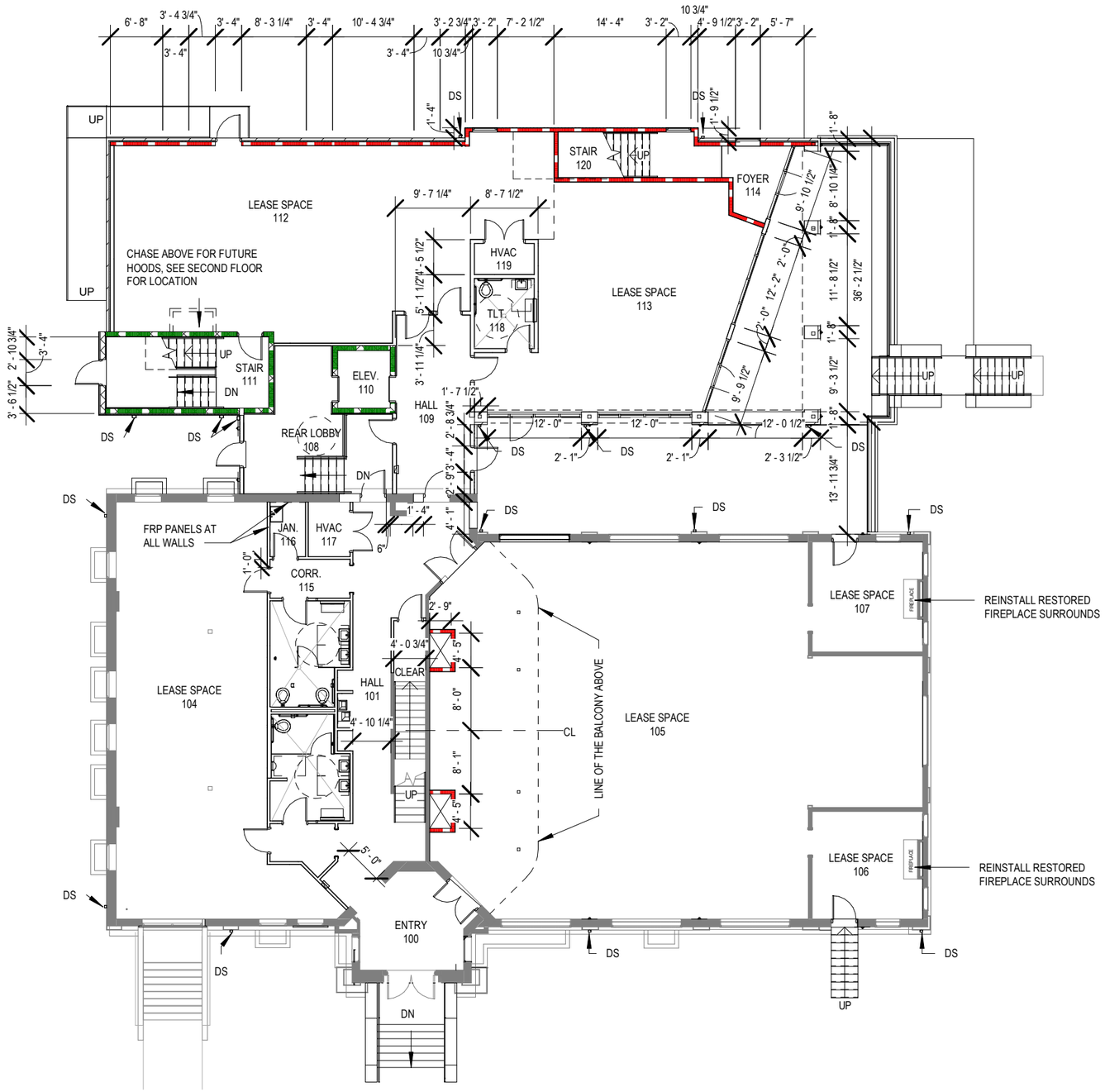

FIRST FLOOR PLAN

04 TEN 21AT FIVE POINTS

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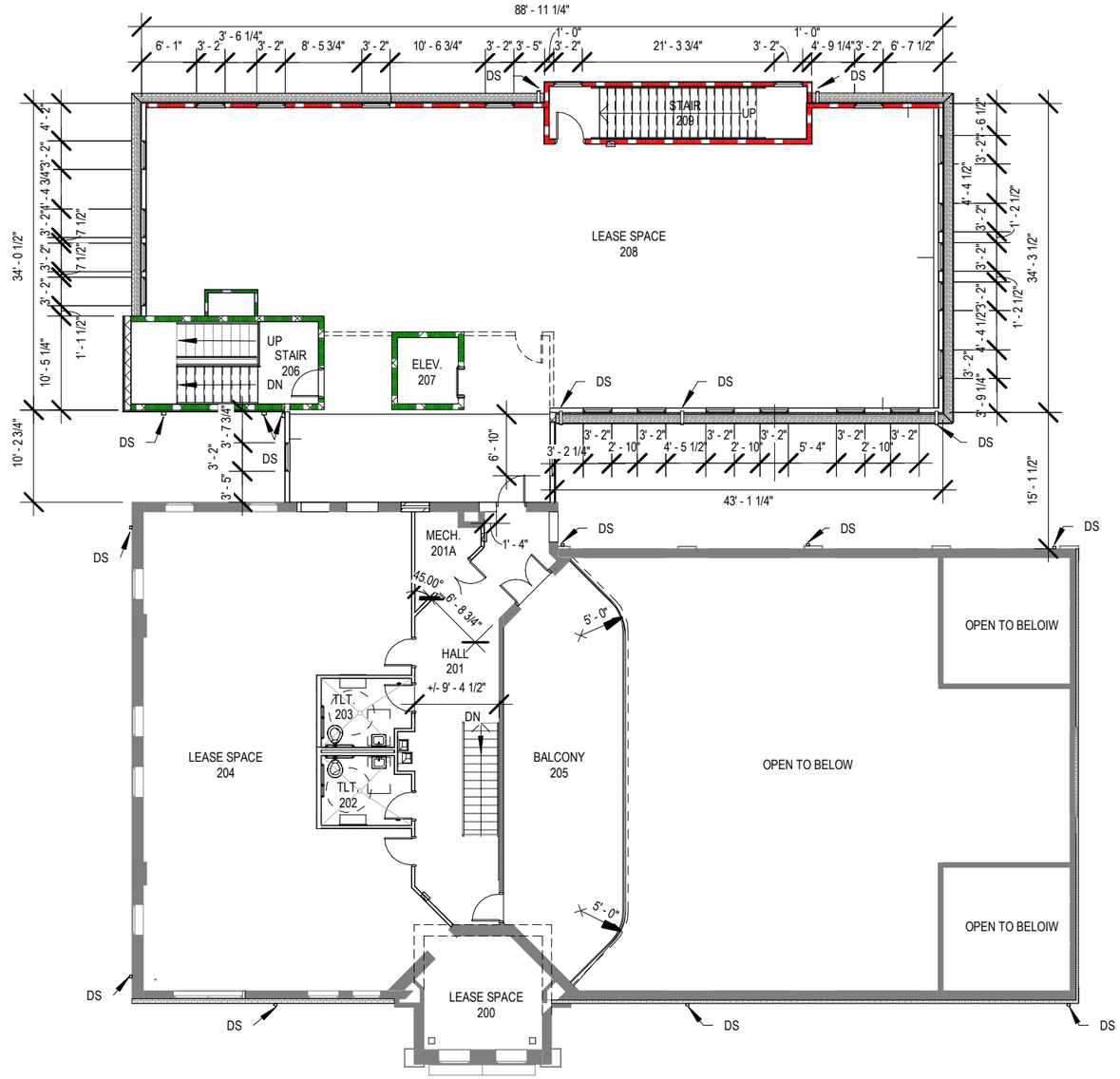

0' 8' 16' 32'

PLAN NORTH

SECOND FLOOR PLAN

05 TEN 21AT FIVE POINTS

HISTORIC COMMISSION PRESENTATION I Plans

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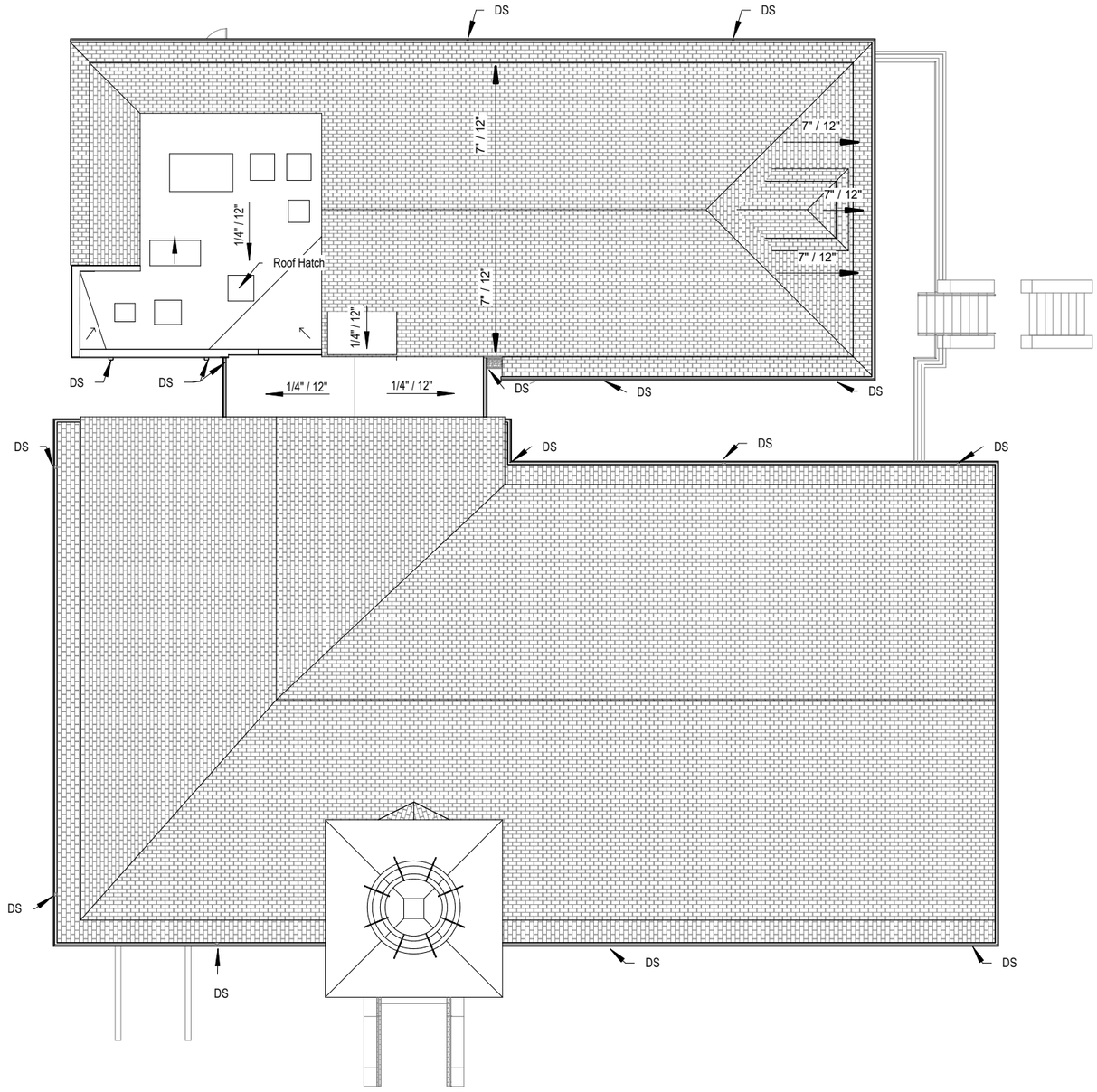

0' 8' 16' 32'

PLAN NORTH

ROOF AND TOWER PLAN

S&S PROPERTY MANAGEMENT

06 TEN 21AT FIVE POINTS

HISTORIC COMMISSION PRESENTATION I Plans

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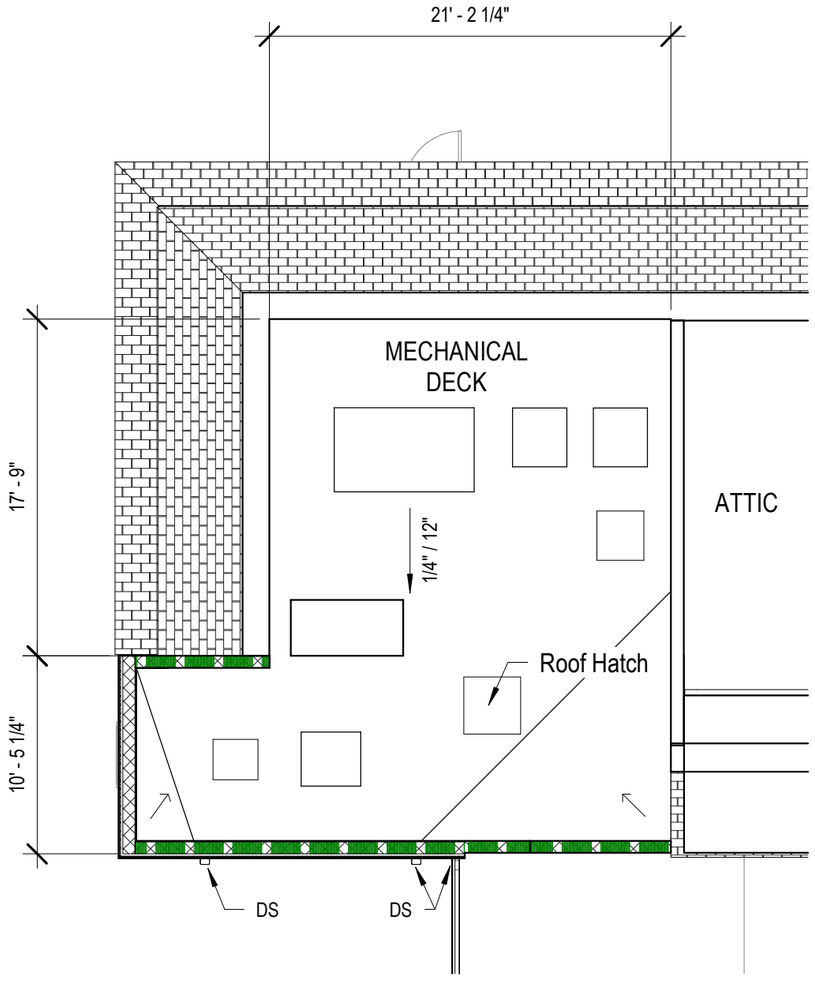

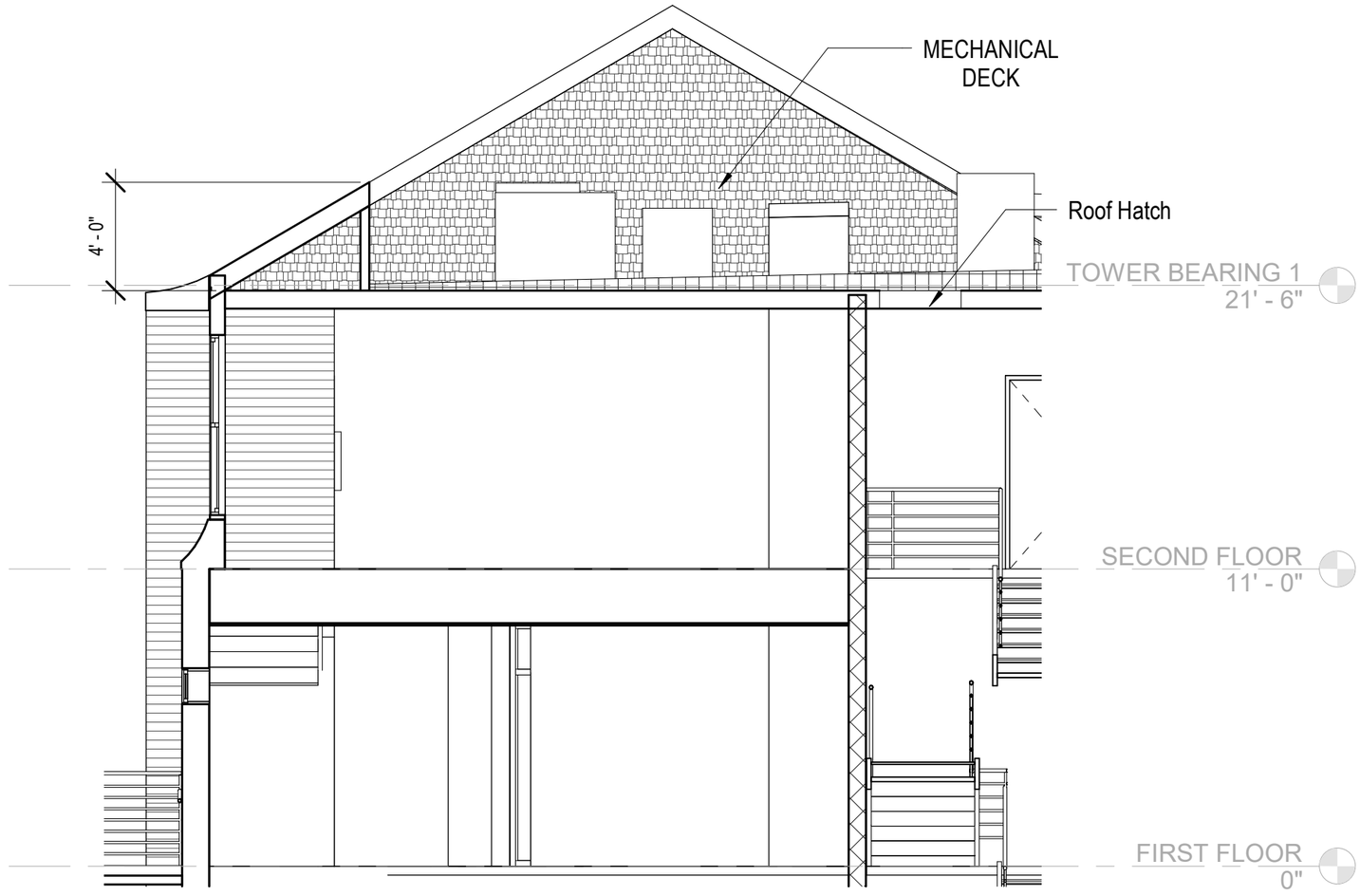

0' 4' 8' 16'

0' 2' 4' 8'

MECHANICAL DECK PLAN

MECHANICAL DECK ELEVATION

NOTE: The locations of the mechanical units are subject to change per feedback from consultants. Revisions will be sent.

S&S PROPERTY MANAGEMENT

07 TEN 21AT FIVE POINTS

HISTORIC COMMISSION PRESENTATION I Mechanical Deck

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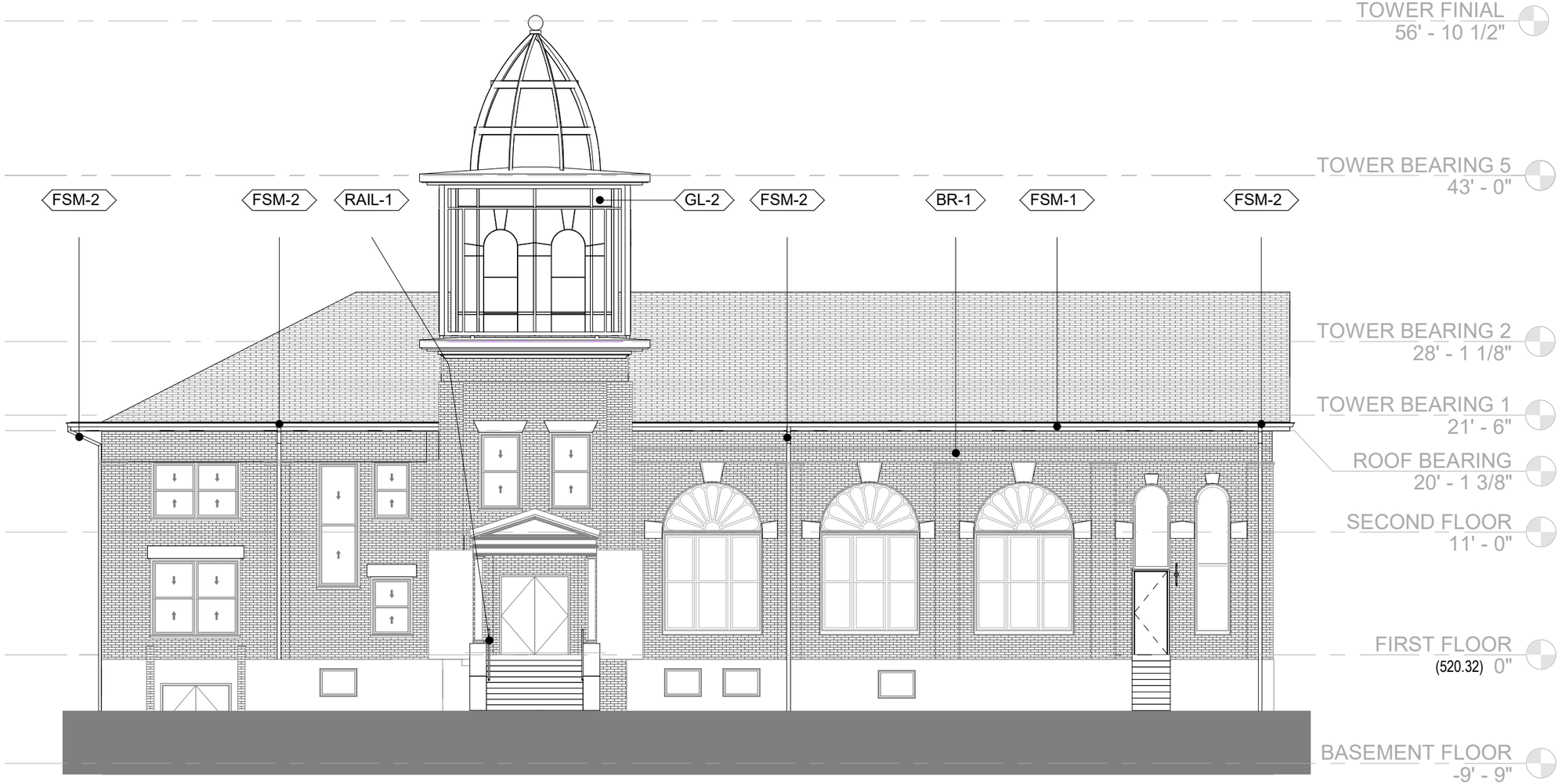
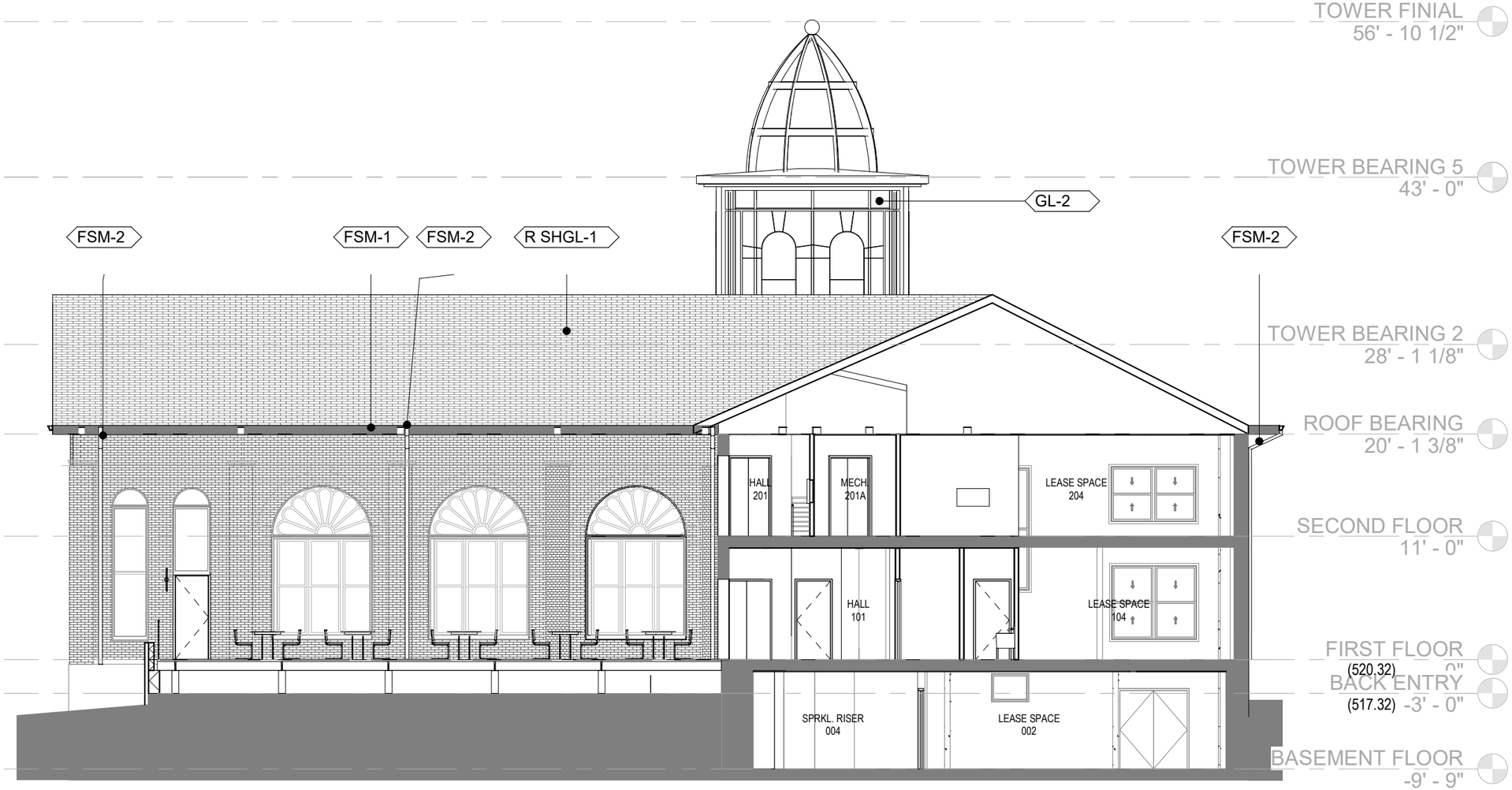


0' 4' 8' 16'

SOUTH ELEVATION - EXISTING BUILDING

MATERIAL LEGEND

BR-1	BRICK TO BE SALVAGED AND REPURPOSED FOR USE	R SHGL-1	ROOFING - FIBERGLASS-REINFORCED ASPHALT SHINGLE
FCL-1	FIBER CEMENT LAP SIDING SMOOTH 4" TO BE PAINTED ON-SITE, COLOR TBD	RAIL-1	HANDRAIL - PIPE & TUBE - WALL MOUNTED - 1-1/2" MAX. O.D. FINISH TO BE SELECTED BY ARCHITECT
FSM-1	PRE-FINISHED ALUMINUM GUTTER - SIZE. EXISTING BUILDING & NEW ADDITION 6 D X 7 W, TO BE PAINTED IN BRONZE	RAIL-2	GUARDRAIL - PIPE & TUBE - 42" HIGH FINISH TO BE SELECTED BY ARCHITECT
FSM-2	PRE-FINISHED ALUMINUM DOWNSPOUT - SIZE. EXISTING BUILDING 4". SIZE NEW ADDITION - 6" TO BE PAINTED IN BRONZE	WSS-1	WOOD SHAKE SIDING
FSM-6	SCUPPERS - MAUNFACTURED - PRE-FINISHED COPING	GL-2	INSULATED FROSTED GLASS
		J	ALUMINUM STOREFRONT SYSTEM



0' 4' 8' 16'

SOUTH ELEVATION/ SECTION AT COURTYARD

MATERIAL LEGEND

BR-1	BRICK TO BE SALVAGED AND REPURPOSED FOR USE	R SHGL-1	ROOFING - FIBERGLASS-REINFORCED ASPHALT SHINGLE
FCL-1	FIBER CEMENT LAP SIDING SMOOTH 4" TO BE PAINTED ON-SITE, COLOR TBD	RAIL-1	HANDRAIL - PIPE & TUBE - WALL MOUNTED - 1-1/2" MAX. O.D. FINISH TO BE SELECTED BY ARCHITECT
FSM-1	PRE-FINISHED ALUMINUM GUTTER - SIZE. EXISTING BUILDING & NEW ADDITION 6 D X 7 W, TO BE PAINTED IN BRONZE	RAIL-2	GUARDRAIL - PIPE & TUBE - 42" HIGH FINISH TO BE SELECTED BY ARCHITECT
FSM-2	PRE-FINISHED ALUMINUM DOWNSPOUT - SIZE. EXISTING BUILDING 4". SIZE NEW ADDITION - 6" TO BE PAINTED IN BRONZE	WSS-1	WOOD SHAKE SIDING
FSM-6	SCUPPERS - MAUNFACTURED - PRE-FINISHED COPING	GL-2	INSULATED FROSTED GLASS
		J	ALUMINUM STOREFRONT SYSTEM

TEN 21AT FIVE POINTS

HISTORIC COMMISSION PRESENTATION I Elevations

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0' 4' 8' 16'

SOUTH ELEVATION/ SECTION AT CONNECTOR

MATERIAL LEGEND

BR-1	BRICK TO BE SALVAGED AND REPURPOSED FOR USE	R SHGL-1	ROOFING - FIBERGLASS-REINFORCED ASPHALT SHINGLE
FCL-1	FIBER CEMENT LAP SIDING SMOOTH 4" TO BE PAINTED ON-SITE, COLOR TBD	RAIL-1	HANDRAIL - PIPE & TUBE - WALL MOUNTED - 1-1/2" MAX. O.D. FINISH TO BE SELECTED BY ARCHITECT
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FSM-2	PRE-FINISHED ALUMINUM DOWNSPOUT - SIZE. EXISTING BUILDING 4". SIZE NEW ADDITION - 6" TO BE PAINTED IN BRONZE	WSS-1	WOOD SHAKE SIDING
FSM-6	SCUPPERS - MAUNFACTURED - PRE-FINISHED COPING	GL-2	INSULATED FROSTED GLASS
		J	ALUMINUM STOREFRONT SYSTEM

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10 TEN 21AT FIVE POINTS

HISTORIC COMMISSION PRESENTATION I Elevations

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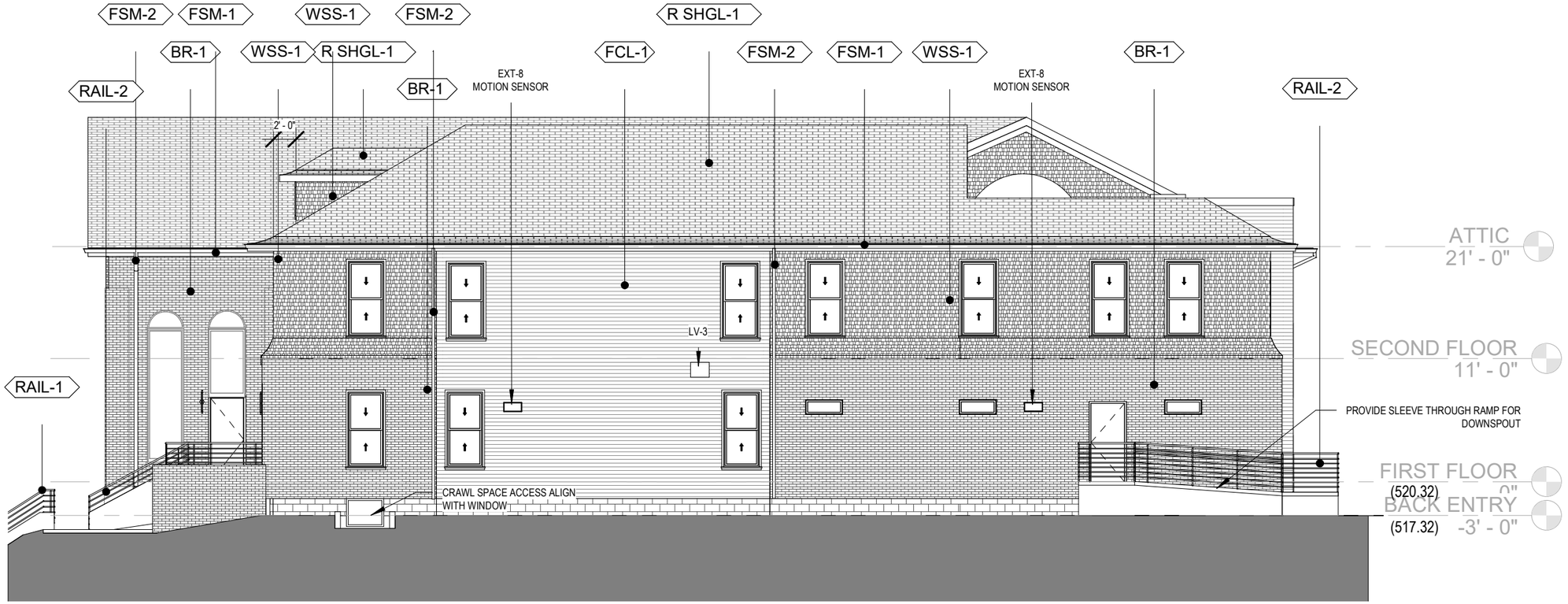

0' 4' 8' 16'

NORTH ELEVATION

MATERIAL LEGEND

BR-1	BRICK TO BE SALVAGED AND REPURPOSED FOR USE	R SHGL-1	ROOFING - FIBERGLASS-REINFORCED ASPHALT SHINGLE
FCL-1	FIBER CEMENT LAP SIDING SMOOTH 4" TO BE PAINTED ON-SITE, COLOR TBD	RAIL-1	HANDRAIL - PIPE & TUBE - WALL MOUNTED - 1-1/2" MAX. O.D. FINISH TO BE SELECTED BY ARCHITECT
FSM-1	PRE-FINISHED ALUMINUM GUTTER - SIZE. EXISTING BUILDING & NEW ADDITION 6 D X 7 W, TO BE PAINTED IN BRONZE	RAIL-2	GUARDRAIL - PIPE & TUBE - 42" HIGH FINISH TO BE SELECTED BY ARCHITECT
FSM-2	PRE-FINISHED ALUMINUM DOWNSPOUT - SIZE. EXISTING BUILDING 4". SIZE NEW ADDITION - 6" TO BE PAINTED IN BRONZE	WSS-1	WOOD SHAKE SIDING
FSM-6	SCUPPERS - MAUNFACTURED - PRE-FINISHED COPING	GL-2	INSULATED FROSTED GLASS
		J	ALUMINUM STOREFRONT SYSTEM

TEN 21AT FIVE POINTS

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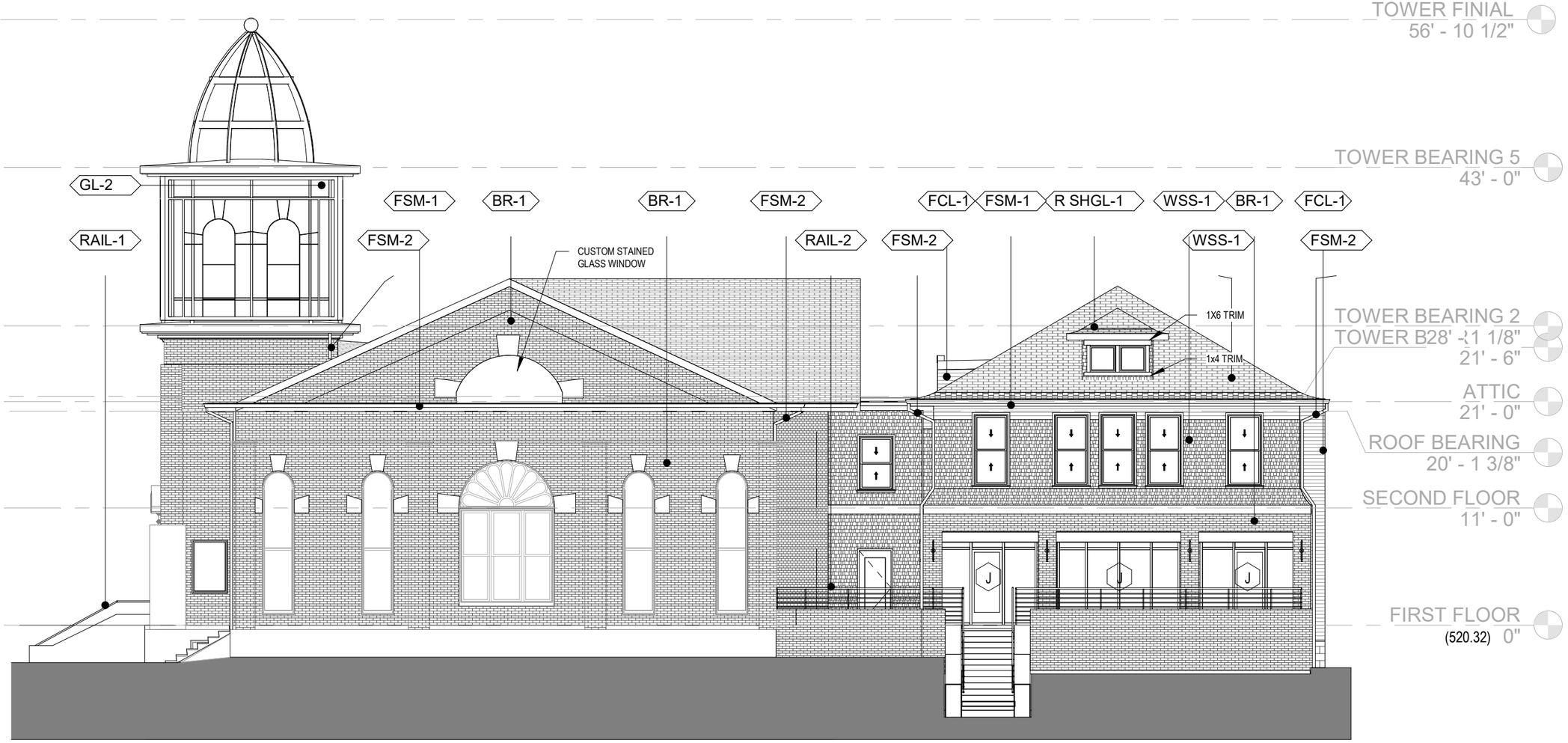

0' 4' 8' 16'

EAST ELEVATION

MATERIAL LEGEND

BR-1	BRICK TO BE SALVAGED AND REPURPOSED FOR USE
FCL-1	FIBER CEMENT LAP SIDING SMOOTH 4" TO BE PAINTED ON-SITE, COLOR TBD
FSM-1	PRE-FINISHED ALUMINUM GUTTER - SIZE. EXISTING BUILDING & NEW ADDITION 6 D X 7 W, TO BE PAINTED IN BRONZE
FSM-2	PRE-FINISHED ALUMINUM DOWNSPOUT - SIZE. EXISTING BUILDING 4". SIZE NEW ADDITION - 6" TO BE PAINTED IN BRONZE
FSM-6	SCUPPERS - MAUNFACTURED - PRE-FINISHED COPING
R SHGL-1	ROOFING - FIBERGLASS-REINFORCED ASPHALT SHINGLE
RAIL-1	HANDRAIL - PIPE & TUBE - WALL MOUNTED - 1-1/2" MAX. O.D. FINISH TO BE SELECTED BY ARCHITECT
RAIL-2	GUARDRAIL - PIPE & TUBE - 42" HIGH FINISH TO BE SELECTED BY ARCHITECT
WSS-1	WOOD SHAKE SIDING
GL-2	INSULATED FROSTED GLASS
J	ALUMINUM STOREFRONT SYSTEM

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12 TEN 21AT FIVE POINTS

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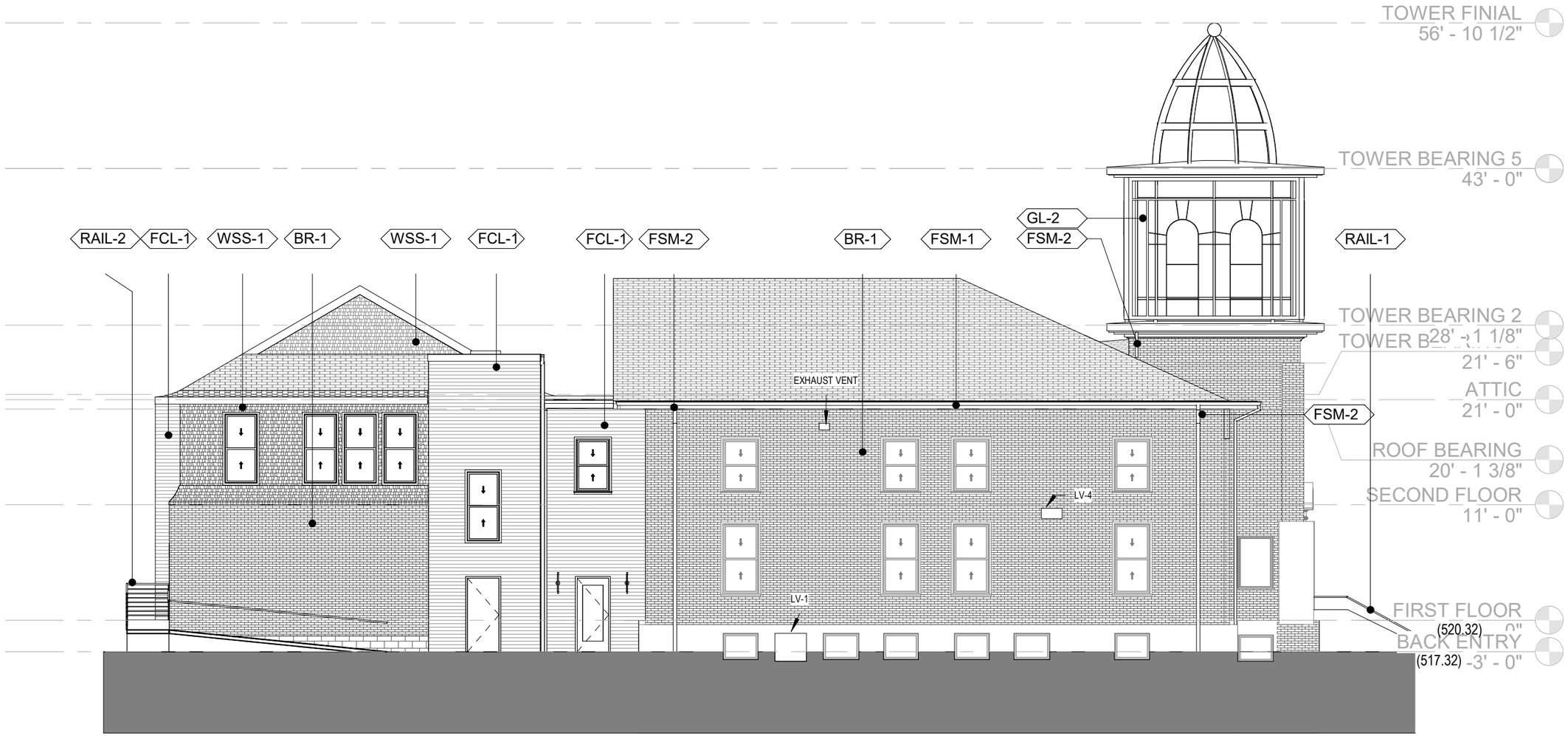

0' 4' 8' 16'

WEST ELEVATION

MATERIAL LEGEND

BR-1	BRICK TO BE SALVAGED AND REPURPOSED FOR USE	R SHGL-1	ROOFING - FIBERGLASS-REINFORCED ASPHALT SHINGLE
FCL-1	FIBER CEMENT LAP SIDING SMOOTH 4" TO BE PAINTED ON-SITE, COLOR TBD	RAIL-1	HANDRAIL - PIPE & TUBE - WALL MOUNTED - 1-1/2" MAX. O.D. FINISH TO BE SELECTED BY ARCHITECT
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FSM-6	SCUPPERS - MAUNFACTURED - PRE-FINISHED COPING	GL-2	INSULATED FROSTED GLASS
		J	ALUMINUM STOREFRONT SYSTEM

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13 TEN 21AT FIVE POINTS
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14 TEN 21AT FIVE POINTS

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15 TEN 21AT FIVE POINTS

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16 TEN 21AT FIVE POINTS

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