



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

## STAFF RECOMMENDATION

317 Broadway  
September 19, 2012

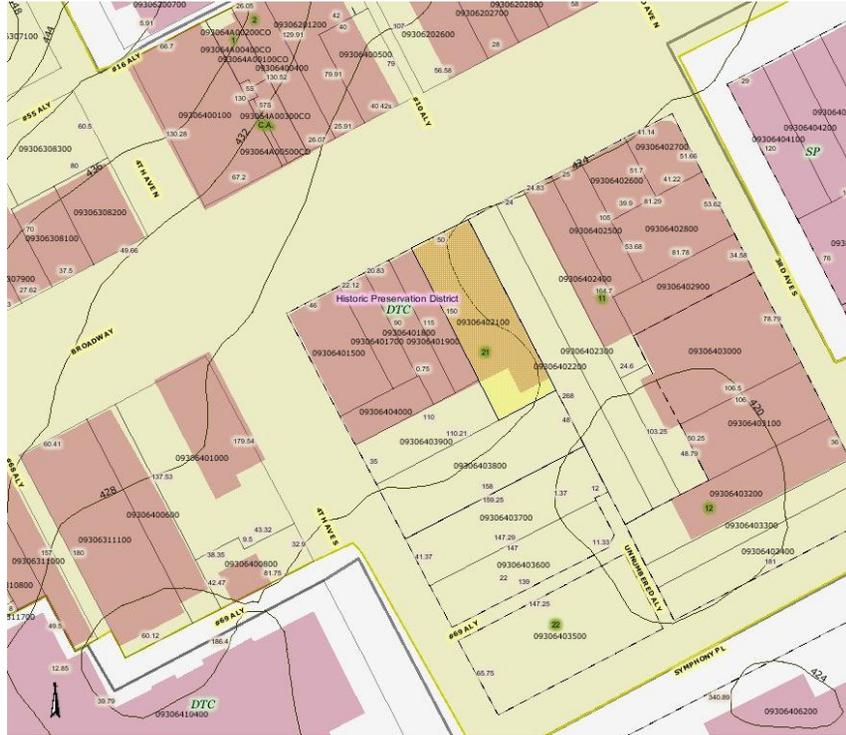
**Application:** New construction-rear addition and exterior alterations  
**District:** Broadway Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 09306402100  
**Applicant:** Preston Quirk, architect  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

**Description of Project:** The project includes alterations to the primary façade including moving the primary entrance, removing the glass façade, and replacing upper story windows with double doors, transoms and railings. The project also includes a rear three-story uncovered deck with enclosed stairwell.

**Recommendation Summary:** Staff recommends approval of the rear addition finding the project to meet section V.H. of the design guidelines for additions. Staff recommends disapproval of all proposed alterations to the front façade finding the project does not meet Section II of the design guidelines for rehabilitation.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **Storefronts**

1. Historic storefronts, their component elements, and other aspects of appearance including the original entrance configuration, plane, and recess should be retained.
2. Deteriorated or damaged storefronts or component elements should be repaired using historically appropriate materials.
3. If replacement storefronts or component elements are necessary, replacements should be compatible with the materials, composition, design, texture, and general appearance of the original. Replacements should use physical or photographic evidence to replicate the original appearance. If evidence is not available, the replacement storefront should use arrangement, features, materials, and proportions typically found on buildings of the same style and period of the building involved.

### **Doors and Entryways**

1. Original doors, entryways, and related elements should be retained.
2. Deteriorated or damaged doors or entryways should be repaired using historically appropriate materials.
3. If replacement doors are necessary, replacements should replicate the originals. If original doors do not remain, replacement doors should be of wood and the proportion of glass to door should be comparable to the proportion of display windows to storefront.
4. If doors or entrances do not conform to building or accessibility codes, the originals should be retrofitted to conform. If this is not feasible, replacement doors should be compatible with the original storefront. Variances to building codes may also be sought when the building meets the intent of the code requirements.
5. If wood replacement doors are not feasible, or were not original to the building, dark or bronze anodized metal doors with a wide stile may be appropriate. Raw metal doors and doors without a glass pane are not appropriate. Glass used in replacement doors should be clear.
6. Generally, new entryways should not be introduced to public facades, unless needed for access to an upper floor or a secondary building use. If a new entrance is needed, it should be compatible with the style and period of the building.

### **Windows**

1. Historic window openings, windows, and window surrounds should be retained.
2. Deteriorated or damaged window openings, windows, and window surrounds should be repaired using historically appropriate materials. If replacement windows or window surrounds are necessary, replacements should replicate originals.
3. If original windows do not exist, replacements should be appropriate for the building's style and period.
4. If the original windows are missing, replacement windows should use wood, anodized aluminum or baked-on-enamel aluminum frames and should have single-light or multiple-light clear-glass panes to match the style and period of the building. Steel windows should be replaced with steel or aluminum designs that replicate the appearance of the original window.
5. Window openings, surrounds, or other elements not original to a building should generally not be introduced to the public facades of the building. The installation of such window openings on the rear of the building may be appropriate.
6. Should storm windows be desired, their dimensions should match window dimensions in order to conceal their presence. Frames should be set within the window opening and attach to the exterior sash stop; if aluminum, they should have an anodized or baked-on enamel finish.
7. Self installed snap, clip or glue type muntins on windows are not permitted. Muntins set within the vacuum between glass panes on windows are not approved.
8. Window grilles and balcony rails are not appropriate window treatments. Shutters are only appropriate when they replace original wood shutters and should be operable.

### **Additions to Existing Buildings**

1. Additions to existing buildings should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting. Additions to historic buildings should be minimal. Additions normally not recommended on historic structures may be appropriate for non-historic buildings, if the addition will result in a building that is more compatible with the district.
2. Rooftop additions should not exceed one story in height and should be set back a minimum of 30 feet from the main façade of the building and 20 feet from the secondary street if it is a corner building.
3. Additions should not obscure or contribute to the loss of historic character-defining features or materials.

**Background:** The Harley-Holt Company buildings (317 and 319 Broadway) were constructed c.1890 and are considered contributing buildings to the Broadway National Register of Historic Places district (1979) and the Broadway Historic Preservation Zoning Overlay. In the National Register nomination, they are described as three-story buildings with some remodeling to the third floor after a 1939 fire. Recommendations for this building in the 1982 *A Market and Design Study for the Broadway National Register Historic District* are to restore the upper façade windows, remove paint and repair brick as needed, and maintain the existing storefront.

### **Analysis and Findings:**

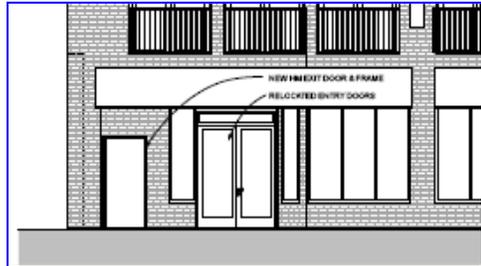
The applicant proposes to install a rear addition and make alterations to the front façade.

Storefronts: A structural glass (Carrera/Vitrolite) veneer was added to the storefront in the first half of the twentieth century. Although the glass is not the original storefront, it is a typical alteration to downtown buildings primarily between 1920 and 1960 as a way to update storefronts. Glass store fronts, such as this one, are considered a significant architectural detail as they tell the story of the evolution of the district.



The glass was repaired in 1990 with new caulking and 16 missing or broken pieces were replaced with black spandrel glass. In more recent years, some pieces have been replaced with matching Plexiglas squares. The application now requests complete removal of the glass/Plexiglas veneer. According to the design guidelines historic storefronts should be retained and repairs made where needed; therefore, staff finds removal of the glass veneer to be inappropriate and does not meet section II.A.1 of the design guidelines. Cracks in original glass pieces can be sealed. Broken pieces can be replaced with plexiglass or spandrel glass and the visual result is essentially seamless.

Doors and Entryways: The application includes relocation of the primary entrance and the installation of a new secondary door on the main façade within the current recessed entry. The storefront windows are not original as they were replaced with aluminum accordion windows sometime after 2004; however the configuration of the storefront does not appear to have changed. The existing entrance has a tile floor and earlier photographs show an entrance at the current location. In keeping with the design guideline's requirement to retain original entryways, staff does not recommend moving the current doorway and adding a second one. The proposed action does not meet section II.A.2 of the design guidelines.



Windows: The existing windows were repaired with some lintel replacements in 1990. The applicant requests to remove the existing windows and alter the existing dimensions of the openings to accommodate double-doors with transoms and a railing. The guidelines require that existing window openings, as well as windows themselves be retained. In addition, it states that new window openings should not be introduced and balcony rails are inappropriate. (Railings have only been approved on non-contributing buildings.) Staff recommends repair of the existing windows, if needed, but not removal and alteration of the openings' dimensions. The proposed action does not meet section II.B.1 of the design guidelines for "upper facades."



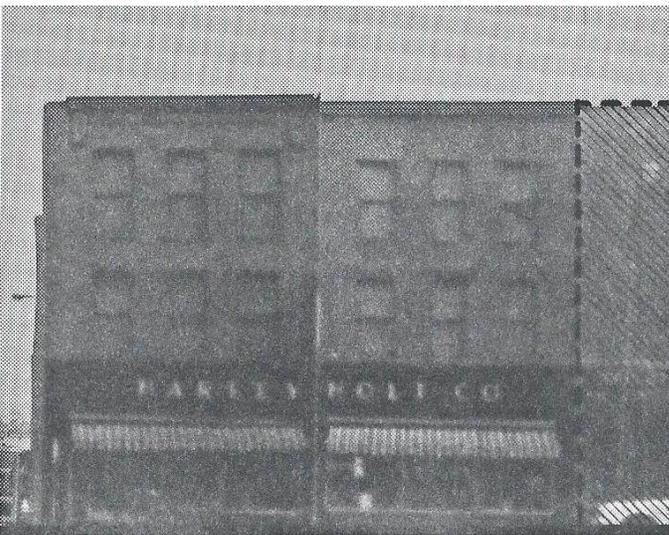
Additions to Existing Buildings: The addition is a three-story uncovered deck with an enclosed stairwell. The addition is located on the rear and will not be seen from Broadway. It will require the alteration of some existing windows and doors; however, these are not character defining features because of their location on the rear. Materials for the addition include a stucco enclosure for the stairwell, iron railings, aluminum doors, and painted steel posts. Staff finds that the rear addition meets the design guidelines.

The existing signage and awnings will be retained. No lighting is proposed.

Staff recommends approval of the rear addition finding the addition to meet section V.H. of the design guidelines for additions. Staff recommends disapproval of all proposed alterations to the front façade finding the alterations do not meet Section II of the design guidelines for rehabilitation.



1972



1982



2004



2004



2012



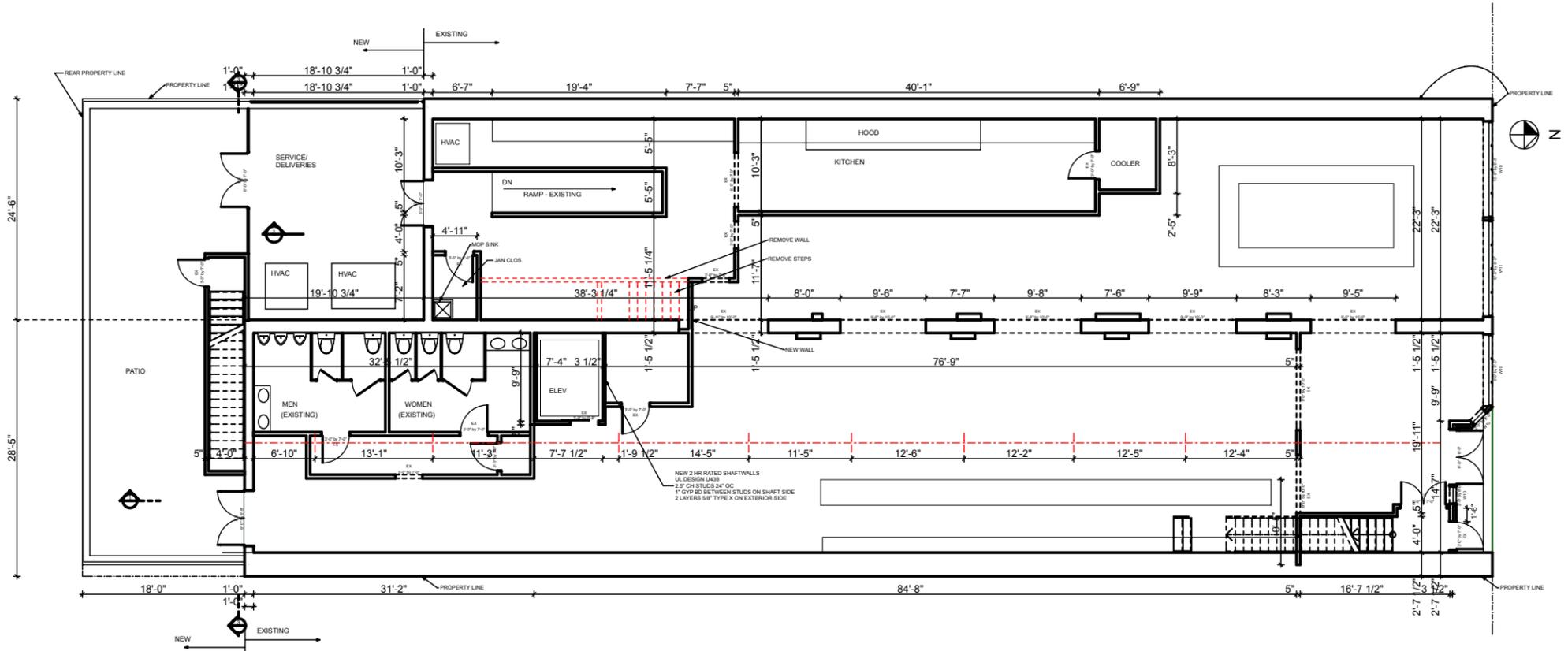
2012



2012



2012



**1** 1ST FLOOR PLAN/Site Plan  
 SCALE: 1/16" = 1'-0"

2031 BERRY HILL DRIVE  
 SUITE 200  
 NASHVILLE, TN 37204  
 Phone: (615) 289-5248 Fax: (615) 627-1298  
 email: info@quirkdesigns.com



PHONE:  
 #Custom 1  
 #Custom 2

Renovation Work  
 Broadway Brewhouse  
 317 Broadway  
 Nashville, TN 37201

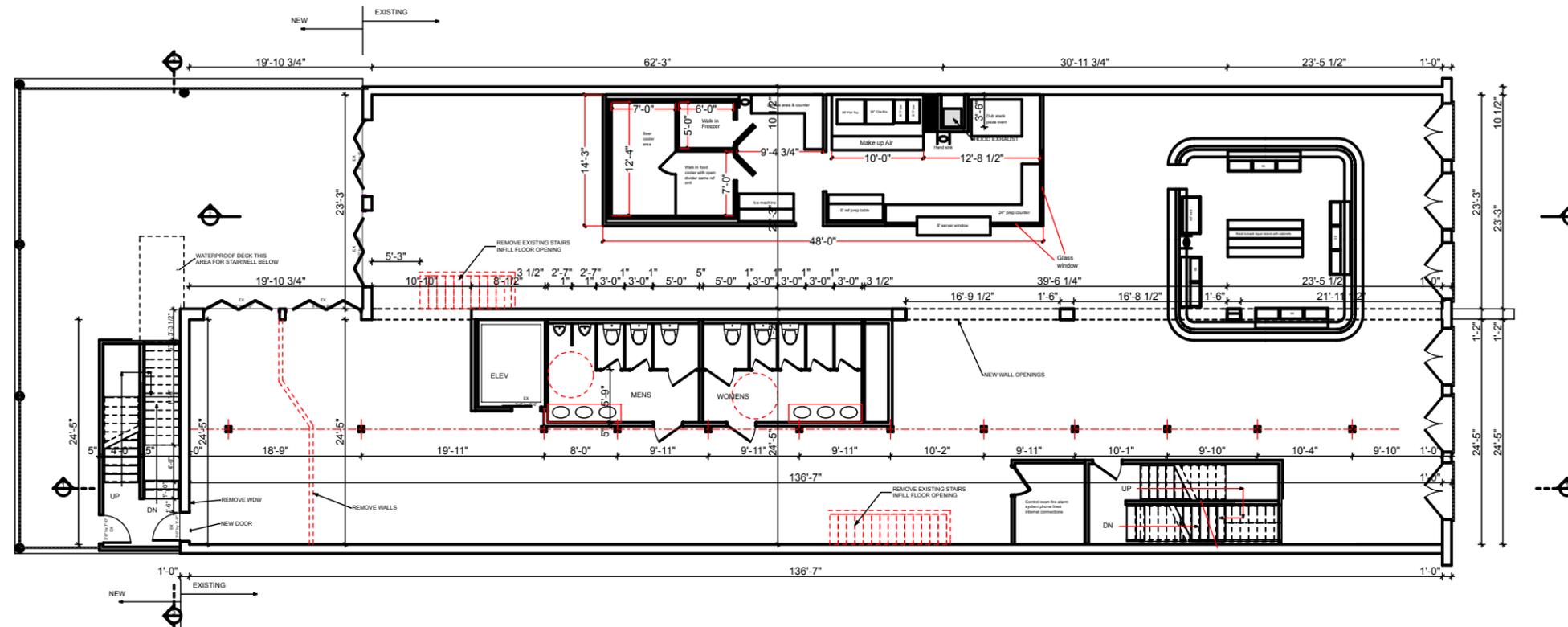
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 REVISION

PROJECT NO: 12-070  
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1ST FLR PLAN

A1  
 SHEET 10

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**1** 2ND FLOOR PLAN  
SCALE: 1/16" = 1'-0"

2031 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-5248 Fax: (615) 627-1298  
email: info@quirkdesigns.com



PHONE:  
#Custom 1  
#Custom 2

Renovation Work  
Broadway Brewhouse  
317 Broadway  
Nashville, TN 37201

date: 9/5/12  
REVISION

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2ND FLR PLAN

A2  
SHEET 11





**1** FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

2011 BERRY HILL DRIVE  
 SUITE 200  
 NASHVILLE, TN 37204  
 Phone: (615) 269-5248 Fax: (615) 627-1298  
 email: [quirkdesigns@quirkdesigns.net](mailto:quirkdesigns@quirkdesigns.net)



PHONE:  
 #Custom 1  
 #Custom 2

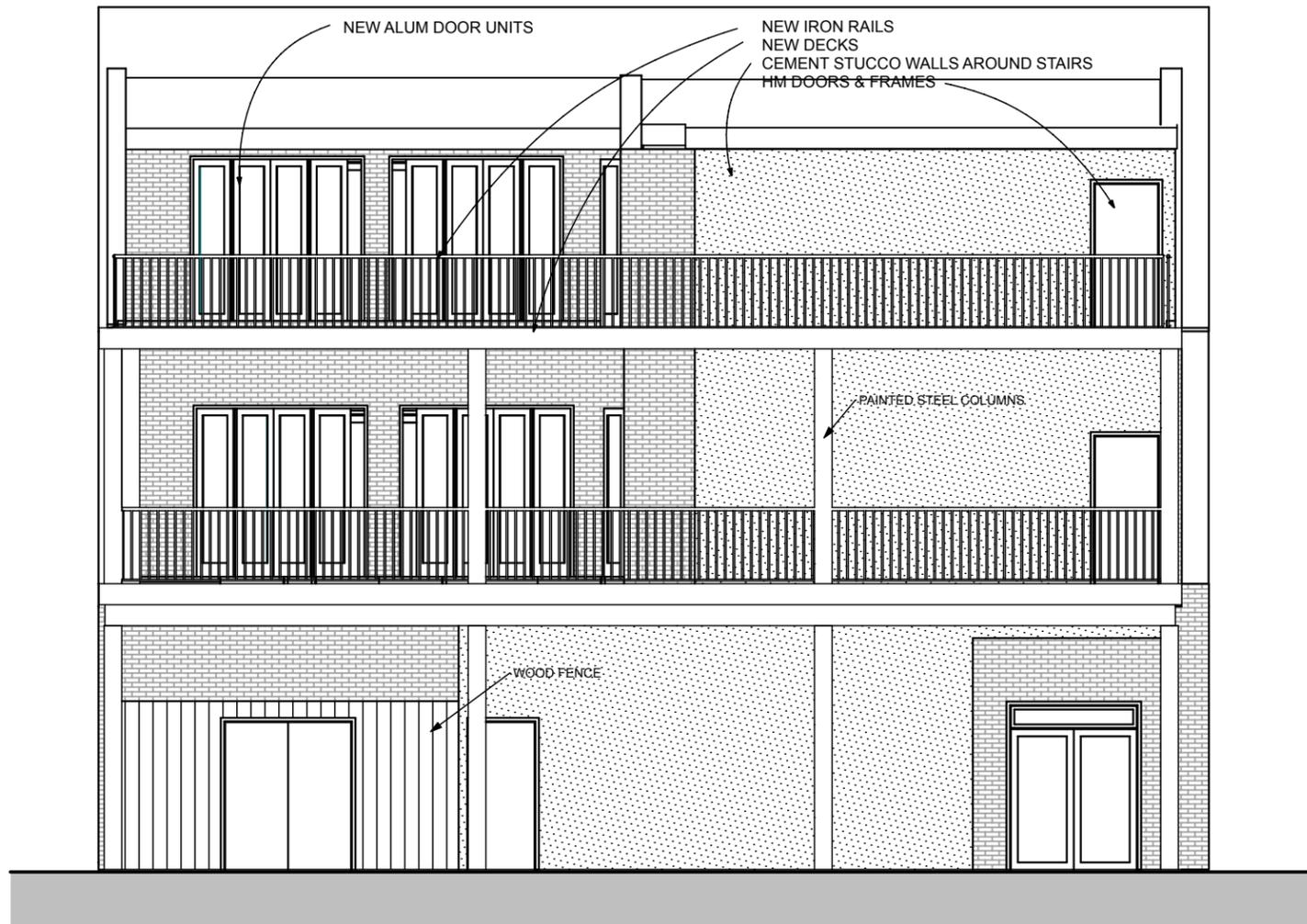
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FRONT ELEV.

A4  
 SHEET 13



**1** REAR ELEVATION  
 SCALE: 1/8" = 1'-0"

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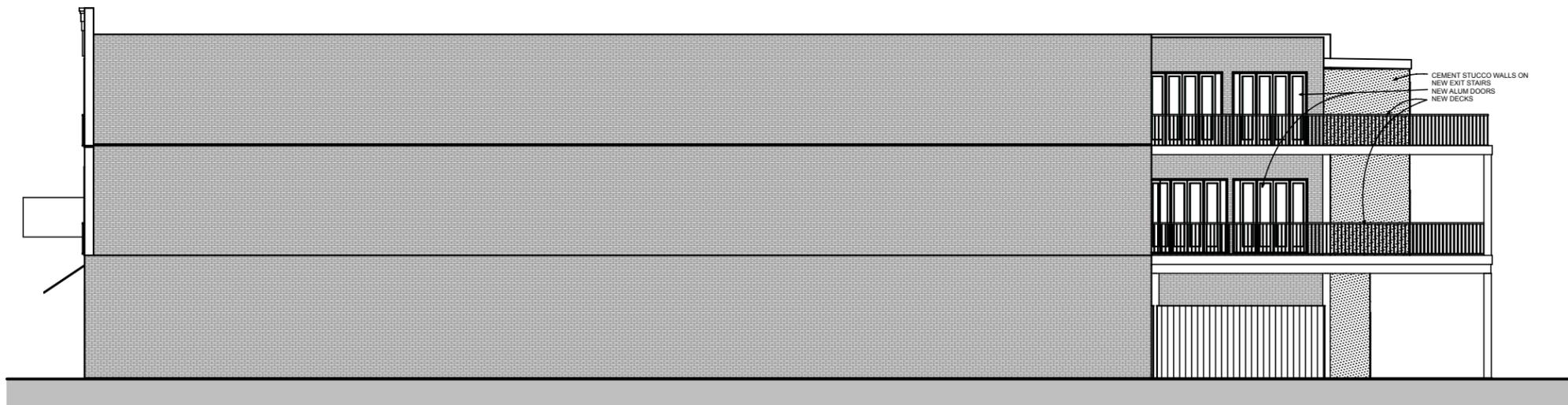
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REAR ELEV

A5  
 SHEET 14



**1** LEFT ELEVATION  
SCALE: 1/16" = 1'-0"



**2** RIGHT ELEVATION  
SCALE: 1/16" = 1'-0"

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PHONE:  
#Custom 1  
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SIDE ELEV.

A6  
SHEET 15