



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**Broadway Historic Preservation Zoning Overlay Expansion**  
**June 18, 2014**

**Application:** Broadway Historic Preservation Zoning Overlay Expansion  
**Map and Parcel Numbers:** 093062097-99, 093064041 -- 47, 049-050 and 056-57  
**Council Districts:** 19  
**Applicant:** Council Member Erica Gilmore  
**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov), 615-862-7970

<p><b>Description of Project:</b> Councilmember Erica Gilmore is requesting the extension of the existing Broadway Historic Preservation Zoning Overlay.</p> <p><b>Recommendation Summary:</b> Finding proposed extension meets the standards of the ordinance Staff suggests the Commission recommend to City Council that the Broadway Historic Preservation Zoning Overlay be expanded.</p> <p>Staff recommends that the Commission adopt the current design guidelines to also apply to the expanded area.</p>	<p><b>Attachments</b>  <b>A:</b> Architectural Examples  <b>B:</b> Public Comment</p>
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**Area to be expanded:**



## **Applicable Ordinance:**

### Article III. Historic Overlay Districts

17.36.120.A. Historic Districts Defined. Historic Preservation and Neighborhood Conservation Districts. These districts are defined as geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development, and that meet one or more of the following criteria:

1. The district is associated with an event that has made a significant contribution to local, state or national history; or
2. It includes structures associated with the lives of persons significant in local, state or national history; or
3. It contains structures or groups of structures that embody the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

## **Background:**

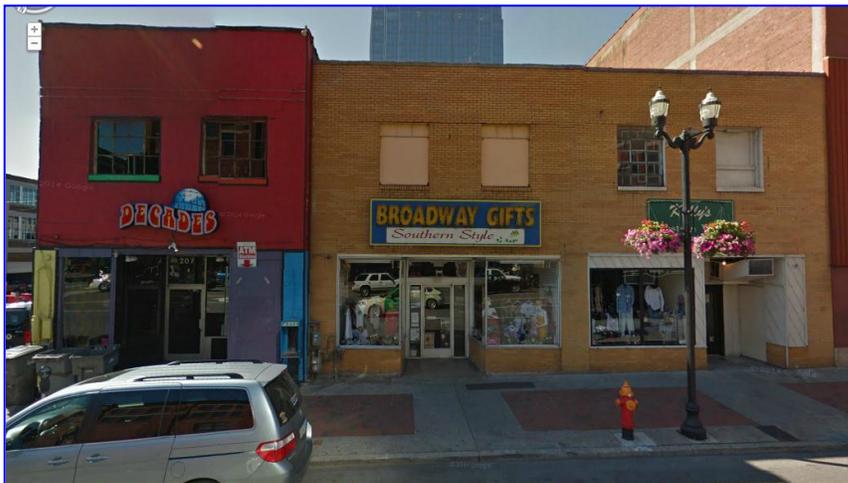
This area was initially left out of the Broadway Historic Preservation Zoning Overlay to accommodate a Specific Plan (SP) for a hotel development. The SP requires MHZC review of alterations to two of the buildings in the overlay which front Broadway. The hotel is no longer being planned and property owners would like to close the SP so that they are free to request rezoning of individual properties. In concurrence with the original intentions of the SP, property owners have agreed to apply for local historic designation in order to complete the historic district.

## **Analysis and Findings:**

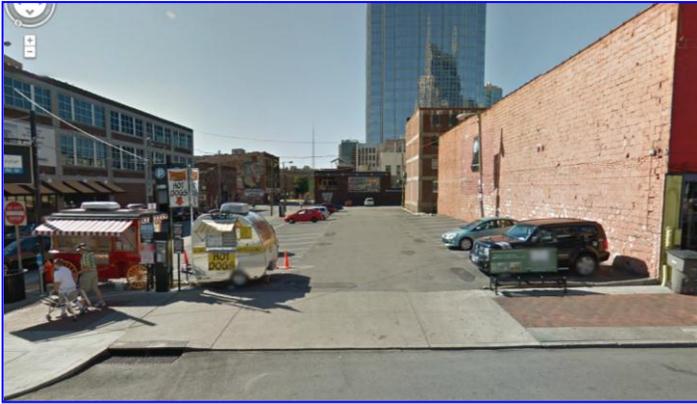
The area proposed to be included is completely surrounded, on all four sides, with the existing historic preservation zoning overlay. Extending the overlay to this portion is key to protecting the district as a whole. The area includes historic and non-historic buildings and parking areas.



221 and 217 Broadway are listed in the National Register of Historic Places as contributing buildings. Although they have undergone some changes over the years, those changes are easily reversible and have not jeopardized their National Register listing.



207-215 Broadway are also listed in the National Register of historic places but as non-contributing buildings.



201-205 Broadway and 109-119 Second Avenue are currently used as parking. 201 and 205 Broadway are included in the National Register of Historic Places nomination.



110 3<sup>rd</sup> Avenue South is a contributing building to the overlay.



116 3<sup>rd</sup> Avenue South is non-contributing to the overlay.

The properties meet standard 3 of section 17.26.120.A. of the design guidelines as embodying the distinctive characteristics of their individual types and the overall period of the neighborhood. The expansion completes the National Register nomination which includes the entire southern side of the 200 block of Second Avenue; thereby meeting standard 5 as eligible for listing in the National Register of Historic Places.

Finding proposed extension meets the standards of the ordinance, Staff suggests the Commission recommend to City Council that the Broadway Historic Preservation Zoning Overlay be expanded.

Staff recommends that the Commission adopt the current design guidelines to also apply to the expanded area.