

MEGAN BARRY  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

### STAFF RECOMMENDATION 400 Broadway July 20, 2016

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

**Application:** New construction—addition; Alterations  
**District:** Broadway Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 09306308200  
**Applicant:** Joshua Hughes, Tuck Hinton  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct a rear and rooftop addition, to alter historic and non-historic windows, to alter window openings on the rear façade, and to alter the storefronts.

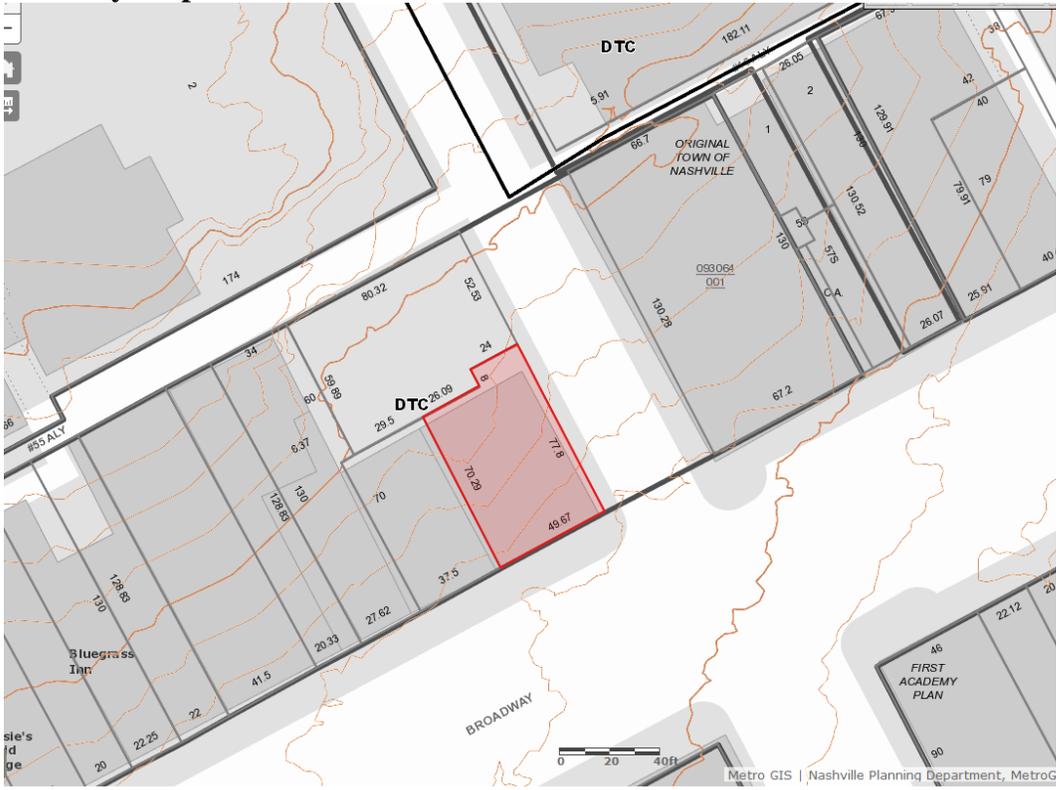
**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The number of gooseneck lamps on the ground floor be reduced to have just one lamp per storefront bay and that the lamps on the rooftop addition be reduced to two on the Broadway façade and three on the Fourth Avenue side;
2. The applicant provide more information as to the number of up-lighting elements and their location to ensure that they meet the design guidelines;
3. The replacement windows for the Fourth Avenue North façade and the eastern/right portion of the Broadway façade be double hung windows with a traditional framing system and offset overlapping sashes, and staff review the final window selection prior to purchase and installation;
4. The historic steel windows remain fixed, and the central hopper element be restored if the applicant wishes the window to open;
5. Staff review and approve a sample of the cement composite façade system; and
6. The railing be recessed four feet (4') from the Fourth Avenue façade.

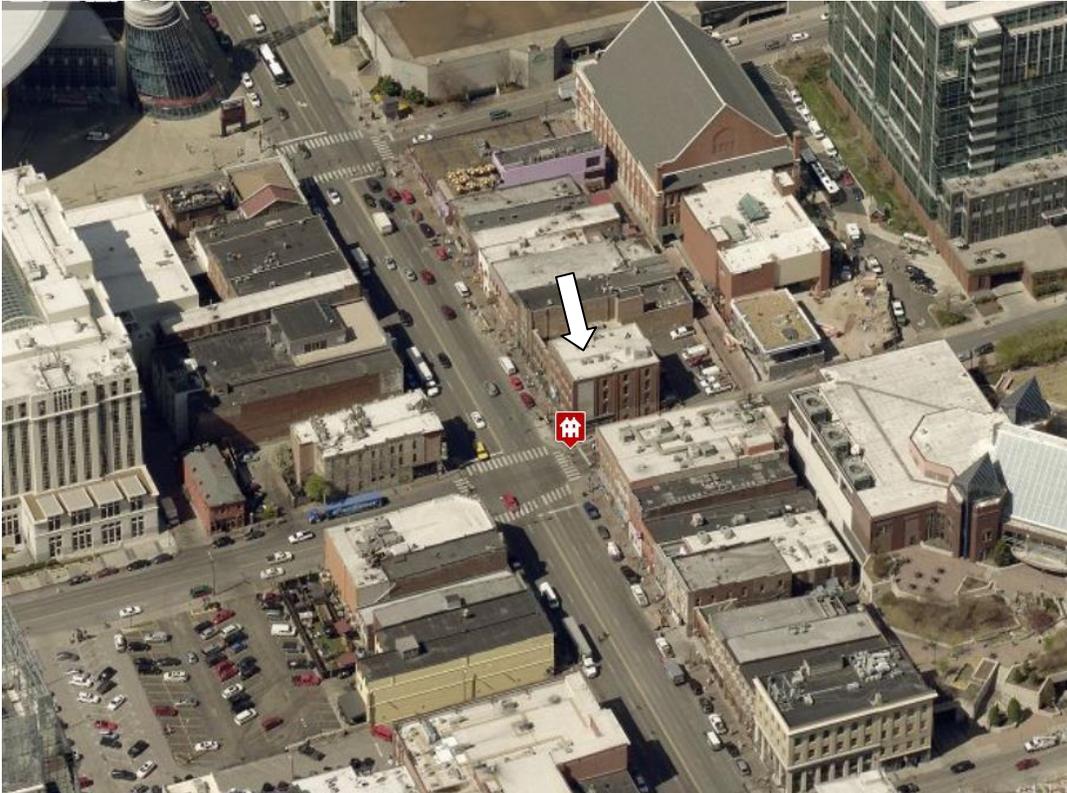
With these conditions, staff finds that the proposed addition and alterations meet Sections II. and III. of the *Broadway Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

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

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II. Rehabilitation

#### A. 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.

#### B. 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.

#### C. Display Windows

1. Original display windows and their component elements should be retained.
2. Deteriorated or damaged display windows should be repaired using historically appropriate materials.
3. If replacement display windows are necessary, replacements should replicate the originals. If original display windows do not exist, replacements should be appropriate for the building's style and period.
4. Appropriate replacement elements include individual or grouped single-light clear-glass panes and simple wood, copper, bronze anodized aluminum, or baked-enamel aluminum frames.
5. Glazing should be clear glass. Ornamental, frosted, spandrel, or stained glass display windows are not appropriate.
6. Display windows should remain visible and not be concealed or enclosed.
7. If privacy or shade other than that afforded by awnings is needed, interior shades or blinds are appropriate.

#### D. Transoms

1. Original transoms and their component elements should be retained.
2. Deteriorated or damaged transoms should be repaired using historically appropriate materials.
3. If replacement transoms are necessary, replacements should replicate the original. If original transoms do not exist, replacements should be appropriate for the building's style and period.

4. Appropriate replacement elements include single or multi-light clear-glass panes and simple wood or metal frames.
5. Historic transoms should remain visible and not be covered or enclosed.

**E. Bulkheads**

1. Original bulkheads and their component elements should be retained.
2. Deteriorated or damaged bulkheads should be repaired using historically appropriate materials.
3. If replacement bulkheads are necessary, replacements should replicate originals. If original bulkheads do not exist, replacements should be appropriate for the building's style and period of construction.
4. Appropriate replacement elements include paneled and painted wood, brick, and metal.
5. Historic bulkhead materials should remain visible, not concealed beneath added materials.

**F. Cast Iron, Wood Pilasters, and Columns**

1. Original pilasters and columns should be retained.
2. Applying paint or another surface treatment is an appropriate preservation measure.
3. Deteriorated or damaged columns and pilasters should be repaired using historically appropriate materials.
4. If replacement pilasters or columns are necessary, replacements should replicate originals.
5. Appropriate replacement materials include wood, cast iron, and stone.
6. Owners are encouraged to replace pilasters and columns that were original to the building but have been removed.

**G. Cornices**

1. Original cornices and other detailing should be retained.
2. Deteriorated or damaged cornices or other detailing should be repaired using historically appropriate materials.
3. If replacement cornices are necessary, replacements should replicate the originals. If original cornices do not exist, replacements should be appropriate for the building's style and period.
4. Appropriate replacement materials include sheet metal and wood.
5. Owners are encouraged to replace cornices that were original to the building but have been removed.

**H. 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.

**I. Walls**

1. Original walls, including plane, openings, recesses, detailing, and ornamentation, should be retained.
2. Balconies should not be added to public facades.

**J. Brick, Stone, and Other Masonry**

1. Historic masonry (brick, stone, and terra cotta) should be retained.
2. The use of detergent cleaners and chemical stain and paint removers to clean masonry or remove paint is appropriate under most conditions. Abrasive or high-pressure cleaning methods are destructive and should not be used.
3. Silicone-based water sealants are not recommended for use on historic masonry.
4. Historic masonry should remain visible and not be concealed or obscured.
5. Deteriorated or damaged brick and stone should be repaired with materials that match the original.
6. Repointing with a hard (Portland cement) mortar is destructive to historic brick and masonry. Flexible mortar, made from mixing hydrated lime cement and natural sand, should be used when repointing is necessary.
7. Mortar used in repointing should match the historic mortar in width, depth, color, raking profile, composition, and texture.
8. Bricks should be the same color and size as those of the historic wall and should be laid, jointed, tooled, and mortared in the same way as the historic wall.
9. The guidelines for paint should be followed for work to brick, stone, and other masonry.

**K. Decorative Elements**

1. Original decorative elements such as cornices, brick corbelling, arches, brackets, and detailing should be retained without alteration.
2. Deteriorated, damaged, or missing decorative elements should be repaired using historically appropriate materials.
3. Owners should not add decorative elements to a building, unless there is physical or pictorial evidence.
4. Decorative or ornamental detailing should not be added to buildings unless there is physical or photographic evidence that shows the detailing was original to the building. New designs should be appropriate to the style and period of the building.

**L. Roofs and Chimneys**

1. Historic roofs, chimneys, and related elements should be retained.
2. Guidelines for brick and mortar should be followed for chimney maintenance.
3. Deteriorated or damaged roofs and chimneys should be repaired using historically appropriate materials and methods.
4. Guidelines for brick and mortar should be followed for chimney repair.
5. If replacement roofs or chimneys are necessary, replacements should be appropriate for the building's style and period.
6. Appropriate roof coverings include standing seam metal, composite asphalt, rolled roofing, and rubber membrane roofing. Most rooflines in the Broadway district are flat or sloped while a small number retain original gable roof forms. These roof forms should not be altered unless based on historical documentation.
7. Rooftop locations concealed from pedestrian view are appropriate places for climate control and other mechanical systems. Mechanical systems should be located at the rear façade and screened.

**M. Paint**

1. Building owners are encouraged to remove paint from masonry. Gentle, non-abrasive chemical cleaning is an appropriate way to remove paint. The exceptions to this guideline are two brick buildings which were historically painted; Tootsies Orchid Lounge at 422 Broadway and Acme Feed at 101 Broadway.
2. Painting of stone and brick is generally not appropriate.
3. The painting or staining of masonry may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A brick color approximating the original color of the building's brick should be used.

4. Historic painted signage on exterior brick walls should be maintained.
5. Brick sealers are not recommended for exterior brick as it may cause damage to the brick face over time.

**N. Rear Elevations**

1. Generally, original materials and features on rear elevations should be preserved and maintained.
2. The appearance of rear elevations can be enhanced through the screening of infrastructure elements
3. and the use of signage and awnings.
4. Rear elevations are appropriate locations for mechanical systems, meters and fire stairs.

**O. Gutters and Downspouts**

1. Generally, gutters and downspouts should not be located on the public façades of buildings. Such elements should be installed on the rear elevations of buildings.
2. The installation of gutters and downspouts should not result in the removal or obstruction of historic building elements.

**P. Mechanical Systems**

1. Equipment such as condensers, air conditioners, meters, and conduits should not be visible from the street. Rear elevations and roof locations that are not visible from the public rights-of-way are appropriate locations for this equipment.
2. The installation of mechanical systems should not result in the removal or obstruction of historic building elements.
3. Landscape elements such as fencing or low masonry walls should be used to shield ground-level equipment from view and still allow service access.

**Q. Fire Escapes**

1. Fire escapes should be located on rear elevations. Their installation on public facades is not recommended.
2. Fire escapes may be either open or enclosed as required by fire codes. If enclosed, their surfaces should be of wood siding, brick veneer, or stucco.
3. If open, they should be of metal or wood.

**R. Awnings**

1. Awnings should be placed in locations historically used for awnings and should not obstruct transoms, columns, cornices, or other architectural features. Appropriate storefront placement is across the storefront above the transom.
2. Awnings may be fixed or retractable.
3. Storefront awnings should project no more than seven feet from the building and should cover no more than one-third of a storefront window display height.
4. The most appropriate design for awnings is a shed form. The use of shed awnings for upper façade windows is also appropriate. Curved forms are not appropriate, unless there is historical evidence for their use on a building.
5. Awnings may contain graphics or signage, but may not be backlit. Spotlighting of awnings from above is appropriate.
6. Opaque canvas, cotton duck, or similar natural materials are appropriate for awnings. Plastic or vinyl awnings should not be used.

**S. Canopies**

1. Canopies should not obscure windows or architectural details.
2. Canopies should be constructed of materials compatible with the storefront of the building, such as metal and wood.
3. Lighting and signage on canopies shall be consistent with guidelines for signage and awnings.

**T. Lighting**

1. If lighting is installed, it should be concealed or simple and unobtrusive in design, materials, and relationship to other façade or elevation elements.
2. Light should be directed toward the façade instead of outward. Building facades may be illuminated through uplights mounted above the storefront cornice.
3. Dark metals are appropriate materials for light fixtures.
4. Concealed, indirect, or spot lighting is appropriate for exterior signage. Visible fluorescent or incandescent bulbs are not appropriate.

### III. New Construction

#### H. 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.

*Rooftop railings should set back from each street facing wall by 8’.*

*Railings should not be used to support additional elements such as speakers, lighting, plants or signage.*

*In locations where railings are visible from the street, the materials should minimize the impact of the railing.*

*Materials such as butt-joint glass or horizontal steel cable, may be appropriate*

3. Additions should not obscure or contribute to the loss of historic character-defining features or materials.

**Background:** 400 Broadway is a c. 1870 brick commercial structure that contributes to the Broadway Historic Preservation Zoning Overlay (Figure 1). The western-most portion of the building was altered in the early to mid-twentieth century with new window openings and steel windows. The building was altered again in 1990. The storefronts date to that restoration.



Figure 1. 400 Broadway.

**Analysis and Findings:** Application is to construct a rear and rooftop addition, to alter historic and non-historic windows, to alter window openings on the rear façade, and to alter the storefronts.

Storefront alterations: The applicant plans to alter the storefronts on both the western/left and the eastern/right portion of the building. The storefronts are not historic, but date to a 1990 renovation of the structure (which was prior to the creation of the Broadway Historic Preservation Zoning Overlay) (Figures 2 & 3).



Figures 2 & 3 are the existing storefronts, which date to 1990.

On the eastern/right portion of the building, at the corner of Broadway and 4<sup>th</sup> Avenue North, the applicant is retaining most of the architecture of the storefront, keeping the corner entry. The primary change will be replacing the fixed glass in the storefront windows with an operable folding glass wall system. The Commission has approved operable storefront windows like these on non-historic storefronts in the past, and staff therefore finds them to be appropriate. Staff recommends final approval of the windows.

There will be separation between the western and the eastern storefronts since historically they were two separate buildings with separate storefronts. On the western/left portion of the building, the applicant intends to remove the entire storefront and rebuild a new storefront. The storefront will have a similar design to the storefront to the east/right, but will be simpler in design to match the mid-century design of the building. The entry will be relocated from the center to the west/left side of the building, and will be recessed. The storefront windows will also be a fully operational folding glass wall system. Because the existing storefront is not historic, staff finds these proposed changes to be appropriate.

Staff finds that the proposed changes to the storefronts at 400 Broadway meet the design guidelines' Sections II.A., II.B., and II.C. for rehabilitation of storefronts, doorways and entries, and display windows.

Illumination: The applicant is proposing to install goose neck lamps on the storefront to down light the storefront area. In total, ten (10) goose neck lamps are proposed for the Broadway façade, one (1) is proposed for the corner, and seven (7) more are proposed for

the Fourth Avenue North façade. There are a total of 18 goose neck lamps proposed. The design guidelines state, “If lighting is installed, it should be concealed or simple and unobtrusive in design, materials, and relationship to other façade or elevation elements.” Although the Commission has approved goose neck lighting for signage in the past, staff finds that the number of light fixtures does not meet the design guidelines because it is not “simple” or unobtrusive. Staff recommends that one goose neck lamp be installed per storefront bay, which will reduce the total number of lamps to eight (8).

The applicant is also proposing low profile accent up-lighting installed at the top of the cornice. Staff recommends that the applicant provide more information as to the number of up-lighting elements and their location to ensure that they meet the design guidelines.

With the conditions that the applicant reduce the number of goose neck lights and provide more information on the up-lighting installed on the cornice, staff finds that the proposed lighting meets Section II.T. of the design guidelines.

Window alterations: The double-hung windows on the Fourth Avenue North façade and on the eastern/right portion of the Broadway façade are not historic (Figure 5). They were installed as part of the 1990 renovation of the building. The multi-light steel windows on the western/left portion of the façade date to the mid-20<sup>th</sup> century (Figure 4). Although they are not the original windows, they have acquired a significance of their own and are considered to be a contributing element to the historic building and the Broadway Historic Preservation Zoning Overlay. In 1990, they were restored and reglazed, so the window frames are historic, but the glass is newer.



Figure 4 (left) and Figure 5 (right) show the existing conditions of the historic windows.

The applicant is proposing to replace the non-historic, double hung windows on the Fourth Avenue North façade and eastern/right portion of the Broadway façade. Although replacing the non-historic windows is appropriate, the proposed replacement window does not meet the design guidelines. The design guidelines state that “If replacement windows or window surrounds are necessary, replacements should replicate originals,” and the proposed replacement windows do not replicate the originals in design and operation. The current and the historic windows were double hung (Figure 6). The applicant is proposing to replace the double hung window with an awning window that is fixed at the top and pivots outward or inward. Staff does not find such a replacement window to be appropriate because the windows will result in a different look for the building. The operation of a window is intrinsically linked to its design and to the overall look of the building. A double hung window, with its overlapping and offset sashes, has a different look than a flatter window that is fixed at the top and swings either outwards or inwards. Windows are an important part of a historic building’s character, and installing windows that do not replicate typical historic windows of the period does not meet the design guidelines.

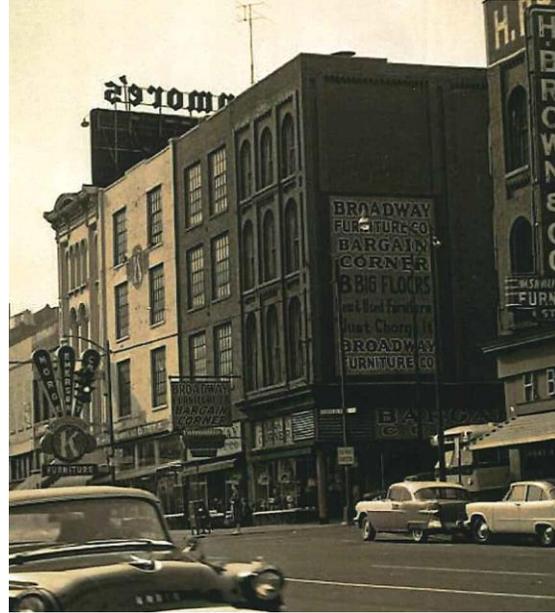


Figure 6. A mid-century historic photo shows the historic windows on 400 Broadway.

On the western/left portion of the Broadway façade, the applicant is proposing to retain the existing steel frames, and to re-glaze them. The applicant is also proposing the “frame[s] to be retrofitted for full operability.” Historically, the steel windows would have been fixed along the edges and would have had a central hopper window part that could swing in and out. Rather than restoring this historic operation, the applicant is proposing to retrofit the frame so that the entire window becomes an awning window. Again, the operation of a window is intrinsically linked to its design and to the overall look of the building. Retrofitting an historic window to operate as an awning window will likely require a change to the window frame or opening that would not be appropriate. Staff finds that these proposed changes to the historic windows do not meet the design guidelines.



Figure 7. The rear façade.

The applicant plans to retain the existing openings and windows on the rear façade (Figure 7). The

applicant is also proposing to install a new window opening on the third floor, which will be fifteen feet (15') wide and eight feet (8') tall. The opening will be filled with a fully operable folding glass wall system. Staff finds the proposed new window to be appropriate because it will be installed on the rear façade, which is not architecturally significant. If the parking lot behind 400 Broadway were to be developed in the future, the new window opening will be at most minimally visible.

Staff recommends that the Commission require that the new windows on Fourth Avenue North and the eastern/right portion of Broadway remain as double hung windows and not operate as an awning window. Staff also recommends that the historic steel windows remain fixed, and the central hopper element be restored if the applicant wishes the window to open in any way.

Rear Addition: The applicant is proposing a stairwell addition at the rear (Figure 7). On the ground floor, approximately two feet (2') of the existing rear wall will be retained before a new doorway is created. On the upper stories, the rear addition will be situated about nine inches (9") off the back corner of the historic structure. The rear addition will cover less than half of the existing rear façade. It will be approximately twenty-three feet, six inches (23'6") wide, eight feet (8') deep. It will extend approximately three feet (3') above the parapet wall at the rear, but because the parapet wall steps down along Fourth Avenue North, the addition will be no taller than the front parapet of the building along Broadway. The cladding material for the addition is proposed to be an "exterior cement composite façade system." Staff recommends that a condition of approval be that staff review a material sample for the addition prior to purchase and installation. There will be no window openings on the addition.

Staff finds that the rear addition's is appropriate for several reasons. It is located on the rear façade, which is not architecturally significant. Therefore it will not interrupt any significant architectural features of building. It allows for the retention of the back corner of the building, and has a height and scale that do not overwhelm the historic structure. Staff therefore finds that, with the condition that MHZC staff approve the cladding material, the proposed addition meets Section II.N. and III.H. of the design guidelines.

Rooftop Addition: The applicant is proposing a rooftop addition. The bulk of the addition is setback from the Broadway façade by the required thirty feet (30'). However a portion of the stair bulkhead encroaches on the thirty-foot (30') setback by approximately eight (8') feet. This stair bulkhead is no taller than five (5') and is slanted so that the tallest portion of the bulkhead is further back. The bulkhead will likely be at most minimally visible, and staff therefore finds that its encroachment to the required setback is appropriate. Similarly, the bulk of the addition is setback twenty feet (20') from the Fourth Avenue North façade, as is required. However, a stairwell bulkhead will extend approximately seven feet (7') into this setback. Staff finds this encroachment to be appropriate because the bulkhead has a maximum height of three feet (3') above the parapet and is designed so that its tallest portion is furthest from the parapet wall.

The design guidelines require that rooftop additions be a maximum of fifteen feet (15') above the parapet wall. The addition will extend thirteen feet (13') above the parapet wall along Broadway. Because the parapet wall steps down along the Fourth Avenue North façade, a back portion of the addition will extend sixteen feet (16') above the parapet at its lowest point (Figure 8). Staff finds this to be appropriate because the majority of the addition will be less than fifteen feet (15') above the parapet, and because the portion of the addition that extends taller because of the lower parapet is pushed the rear, where it will be less visible.



Figure 8 shows the stepped parapet along 4<sup>th</sup> Avenue North.

The addition's materials include an aluminum storefront system with a fully operational glass wall system. Portions of the addition will be clad in an exterior cement composite façade system, and staff recommends approval of a sample material prior to purchase and installation. Goose neck lights will also be installed along the glass portions of the addition. Staff finds the number of lights to be excessive and recommends two lights on the Broadway elevation and three on the Fourth Avenue elevation.

The applicant is also proposing to install a railing on the roof. Along the Broadway façade, the railing will not extend above the line of the parapet, and therefore it does not need to be recessed eight feet (8'), as is typically required. Along Fourth Avenue North, because the parapet drops in height, between one and three feet (1' – 3') of railing extends above the parapet wall. In the past, the Commission has required that the railing sit back eight feet; however, since much of it is covered by the parapet wall, Staff recommends the Fourth Avenue railing be recessed four feet (4'). This will lessen its visibility and assure that the addition sits back from the side wall, as required.

**Signage:** The applicant has indicated that they would like to install murals/signage in the areas of existing painted signs on the building. Since there is no specific information on the signage size, design or materials, signage and murals are not part of this current application.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The number of gooseneck lamps on the ground floor be reduced to have just one lamp per storefront bay and that the lamps on the rooftop addition be reduced to two on the Broadway façade and three on the Fourth Avenue side;
2. The applicant provide more information as to the number of up-lighting elements and their location to ensure that they meet the design guidelines;
3. The replacement windows for the Fourth Avenue North façade and the eastern/right portion of the Broadway façade be double hung windows with a traditional framing system and offset overlapping sashes, and staff review the final window selection prior to purchase and installation;
4. The historic steel windows remain fixed, and the central hopper element be restored if the applicant wishes the window to open;
5. Staff review and approve a sample of the cement composite façade system; and
6. The railing be recessed four feet (4') from the Fourth Avenue façade.

With these conditions, staff finds that the proposed addition and alterations meet Sections II. and III. of the *Broadway Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

**Additional Photos:**



## PRECEDENT DOCUMENTATION



Broadway Elevation Circa 1990



After 1991 Restoration

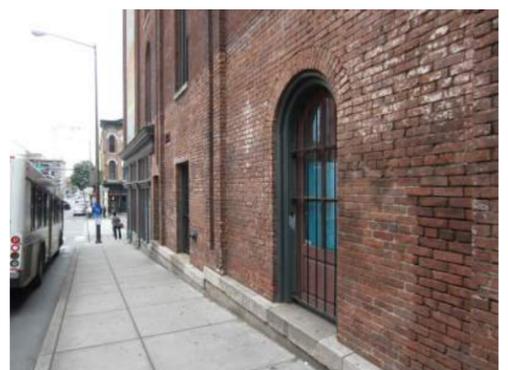
## EXISTING CONDITIONS



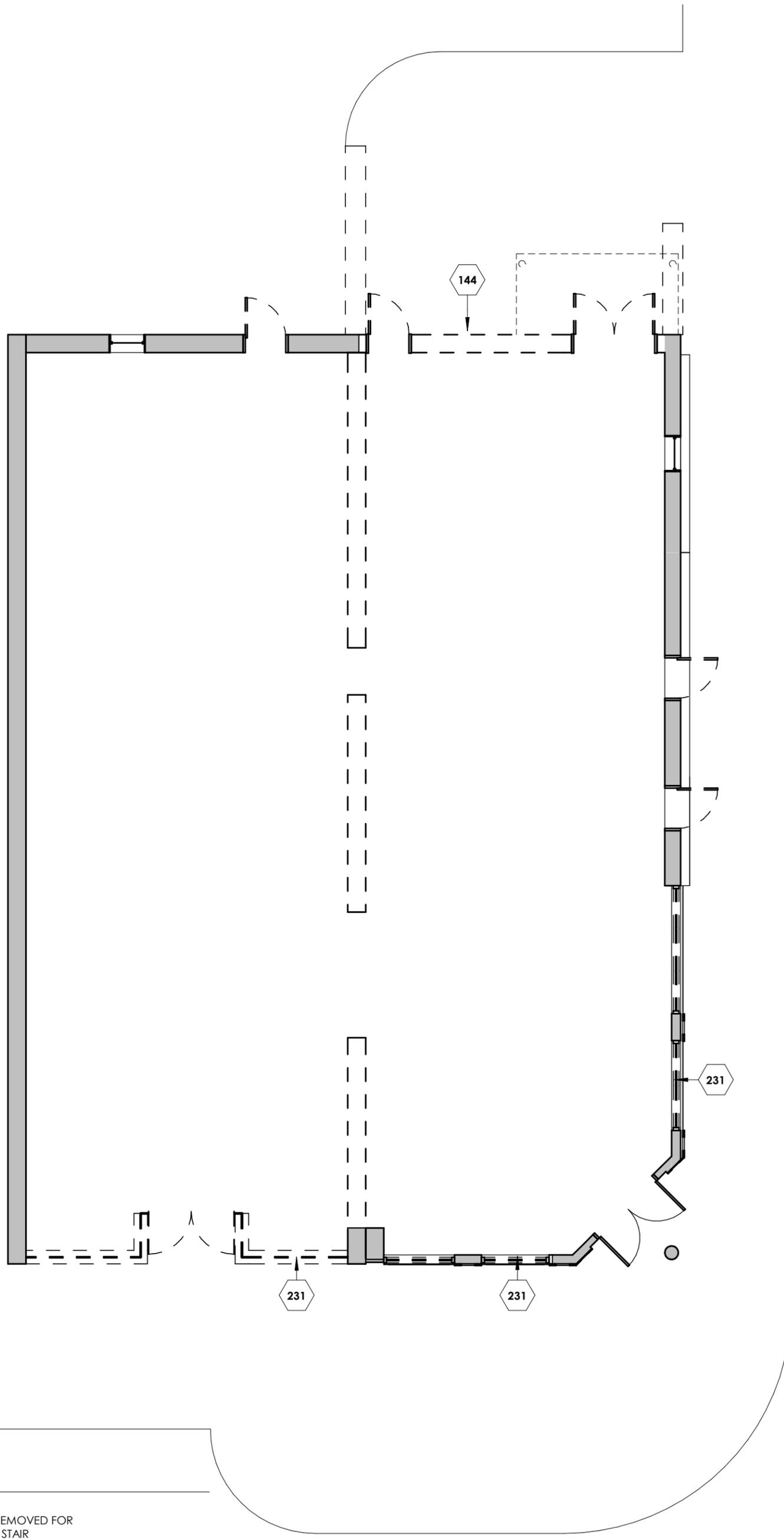
Broadway Elevation



Rear Elevation





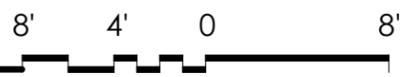


**KEYNOTES**

- 144 MASONRY WALL TO BE REMOVED FOR CONSTRUCTION OF FIRE STAIR
- 231 NON-ORIGINAL STOREFRONT TO BE REPLACED WITH FULLY OPERABLE FOLDING GLASS WALL SYSTEM

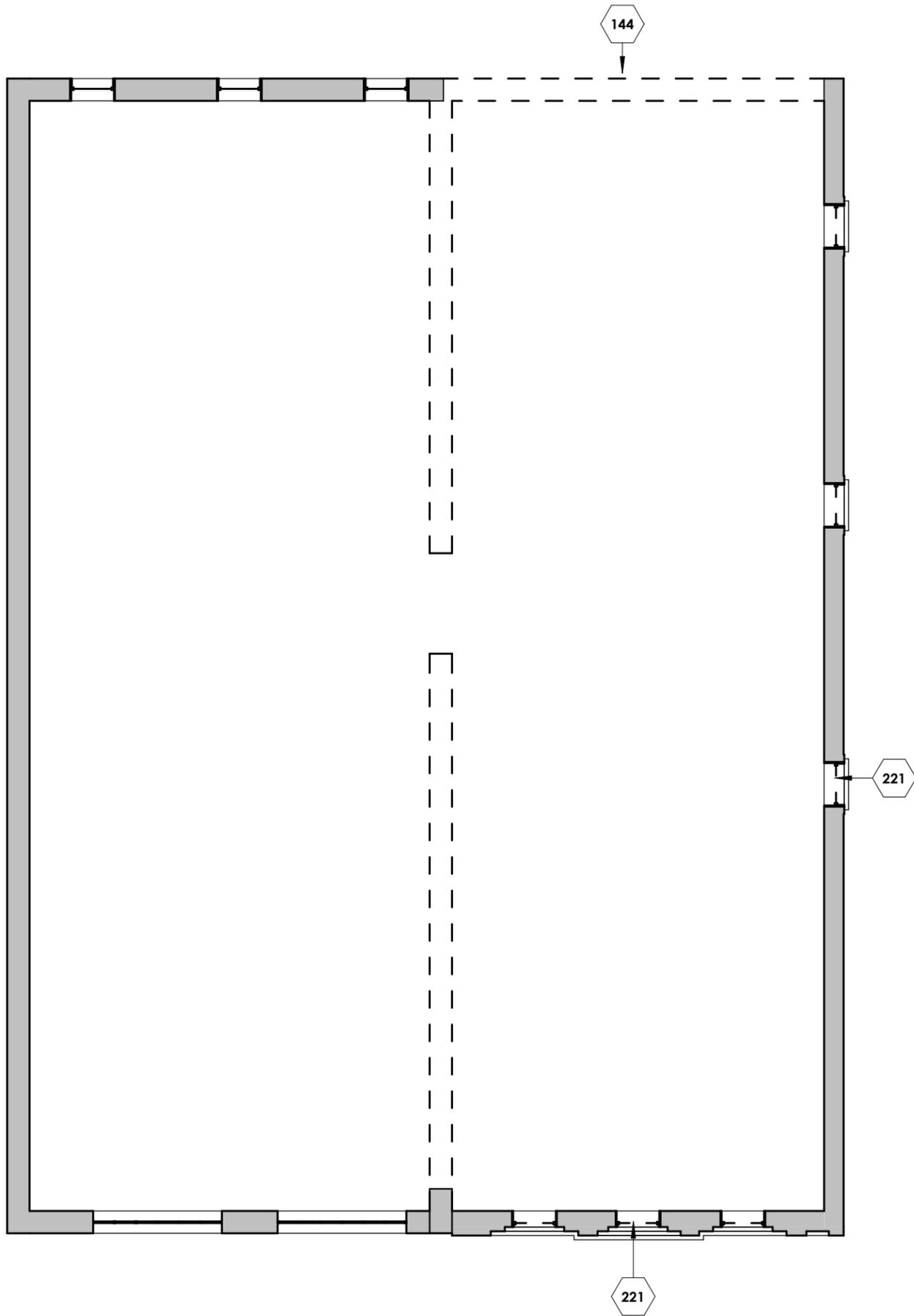
BROADWAY

4TH AVENUE N



DIERKS BENTLEY'S WHISKEY ROW

DEMOLITION PLAN LEVEL 1



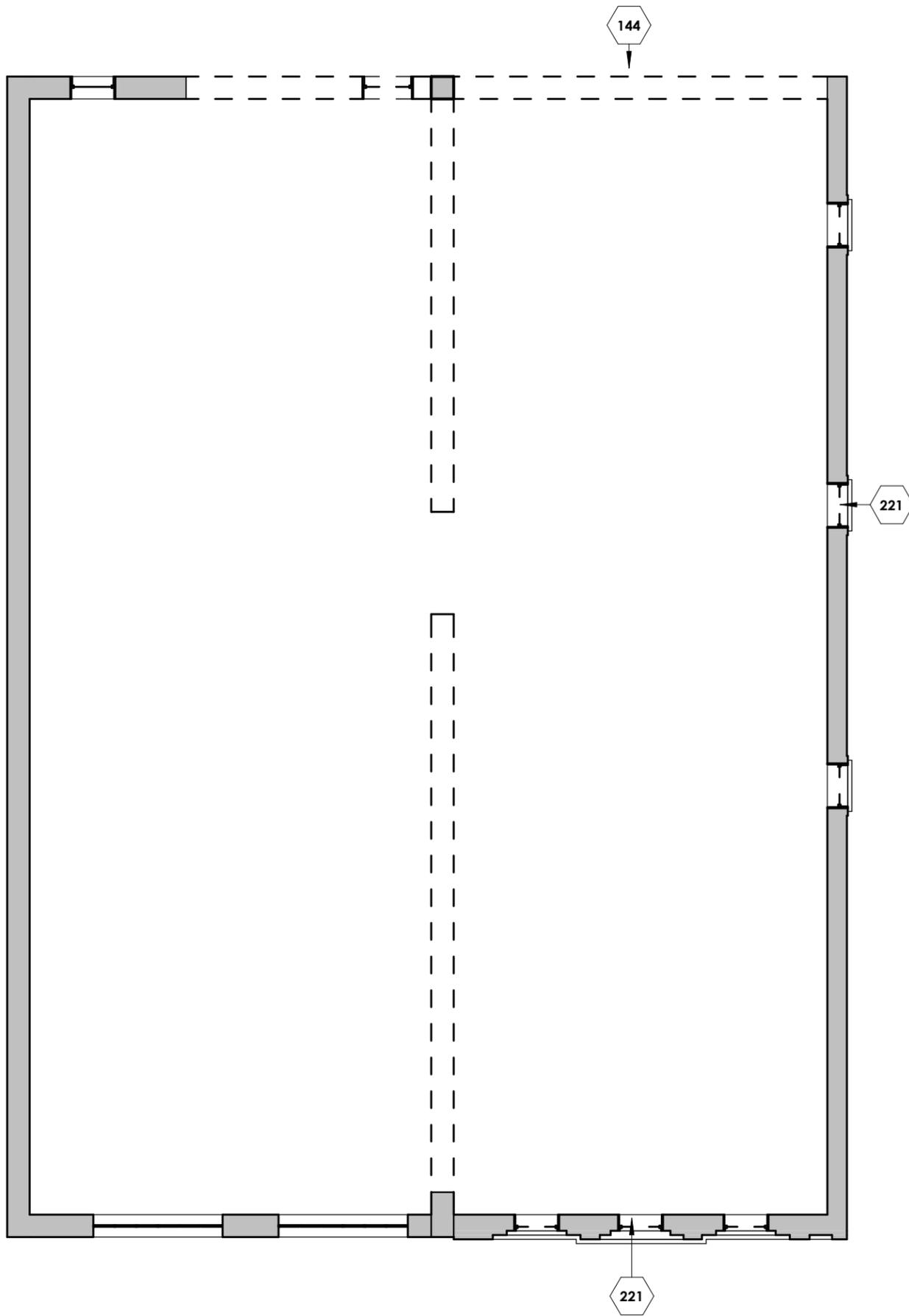
## KEYNOTES

- 144 MASONRY WALL TO BE REMOVED FOR CONSTRUCTION OF FIRE STAIR
- 221 NON-ORIGINAL WINDOWS TO BE REPLACED WITH FULLY OPERABLE CASEMENT WINDOW TO MATCH

8' 4' 0 8'

DIERKS BENTLEY'S WHISKEY ROW

DEMOLITION PLAN LEVELS 2 & 4



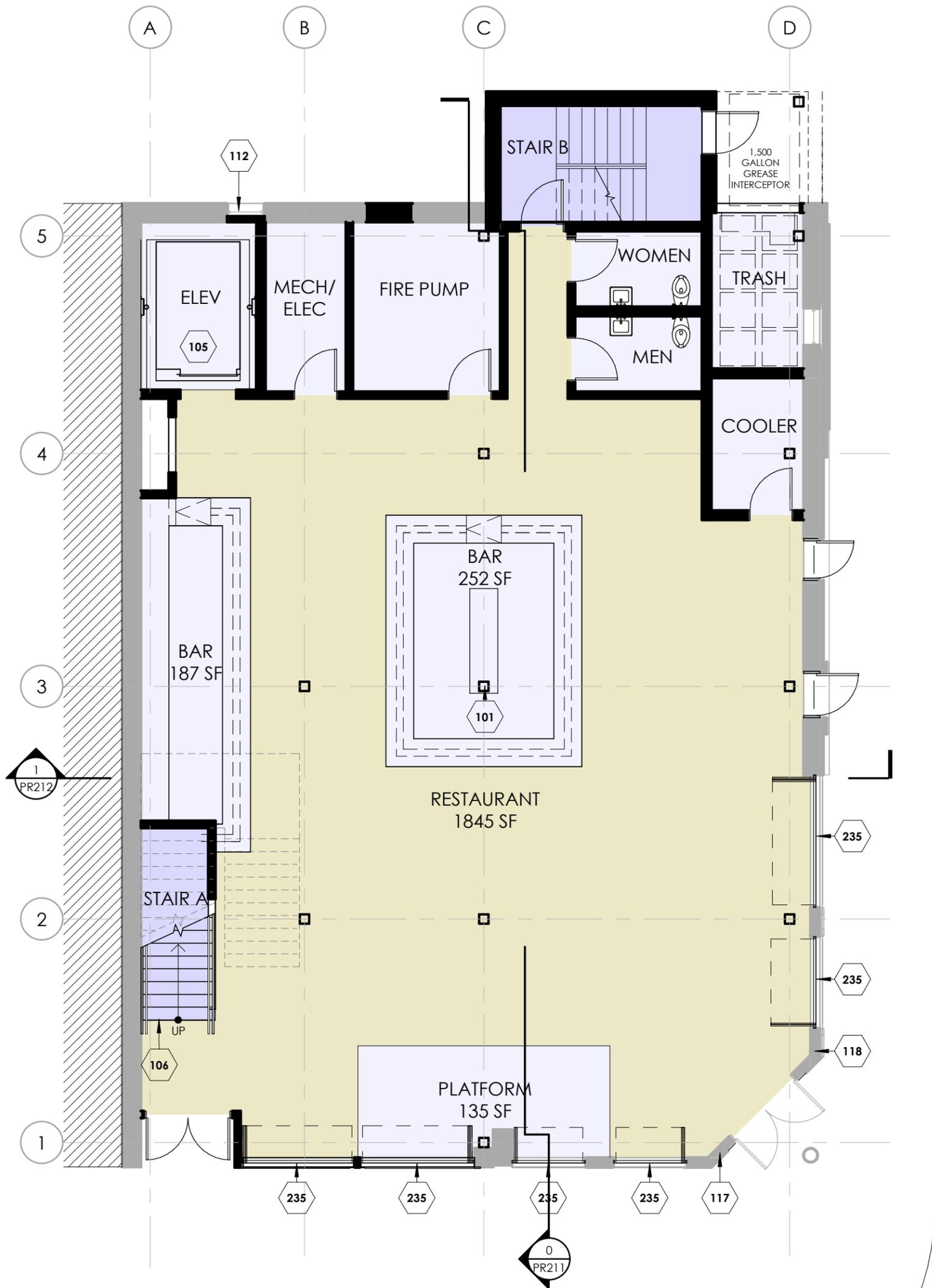
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8' 4' 0 8'

DIERKS BENTLEY'S WHISKEY ROW

DEMOLITION PLAN LEVEL 3



## KEYNOTES

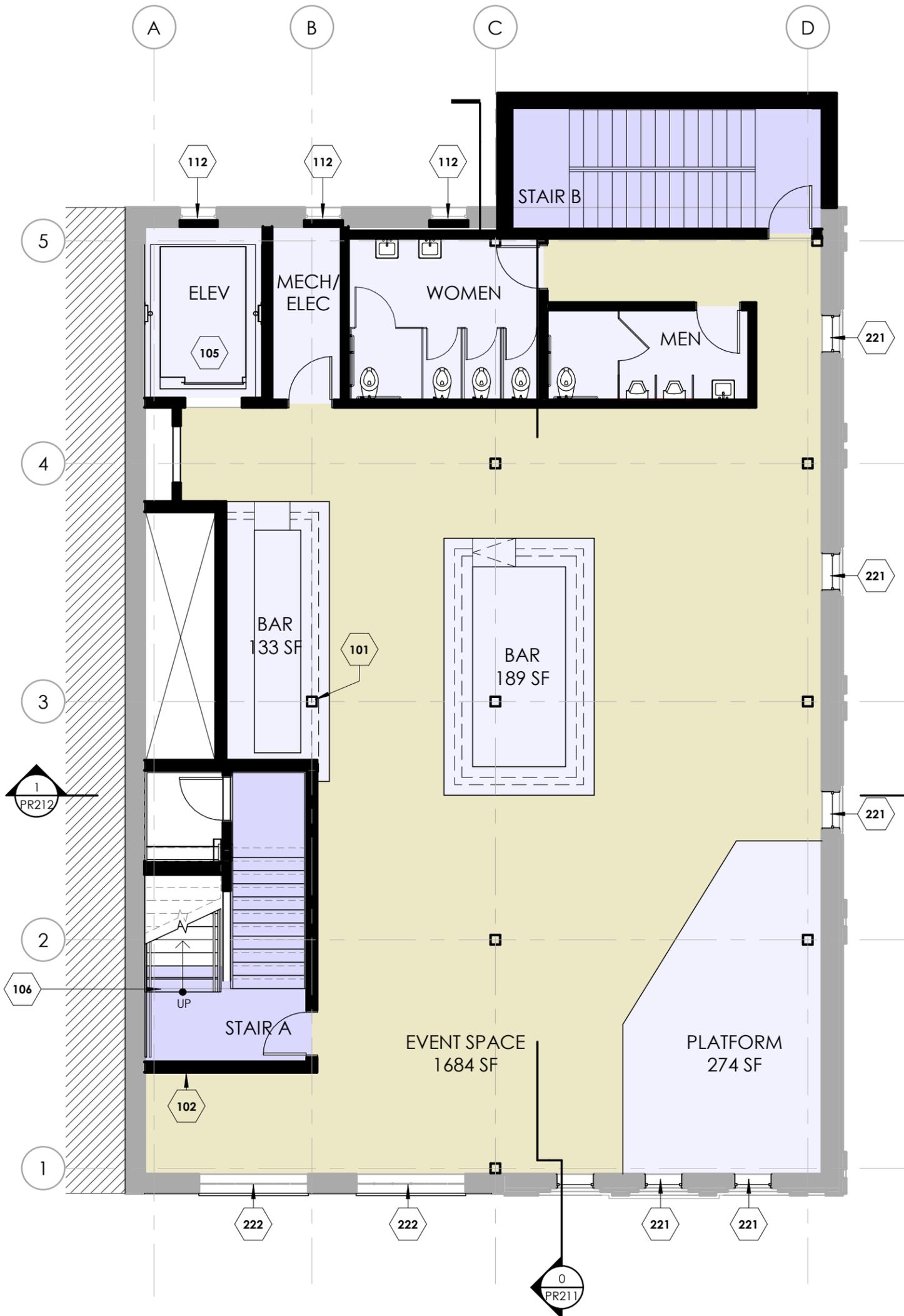
- 101 1 HOUR PROTECTED STEEL COLUMNS, TYP.
- 105 FREIGHT | PASSENGER ELEVATOR
- 106 CONCRETE FILLED METAL PAN STAIR
- 112 EXISTING WINDOWS TO REMAIN, TYP.
- 117 EXTERIOR LIGHTING
- 118 SIGNAGE
- 235 FULLY OPERABLE FOLDING GLASS WALL SYSTEM

GROSS SF = 3,382 SF

8' 4' 0' 8'

DIERKS BENTLEY'S WHISKEY ROW

LEVEL 1 PLAN



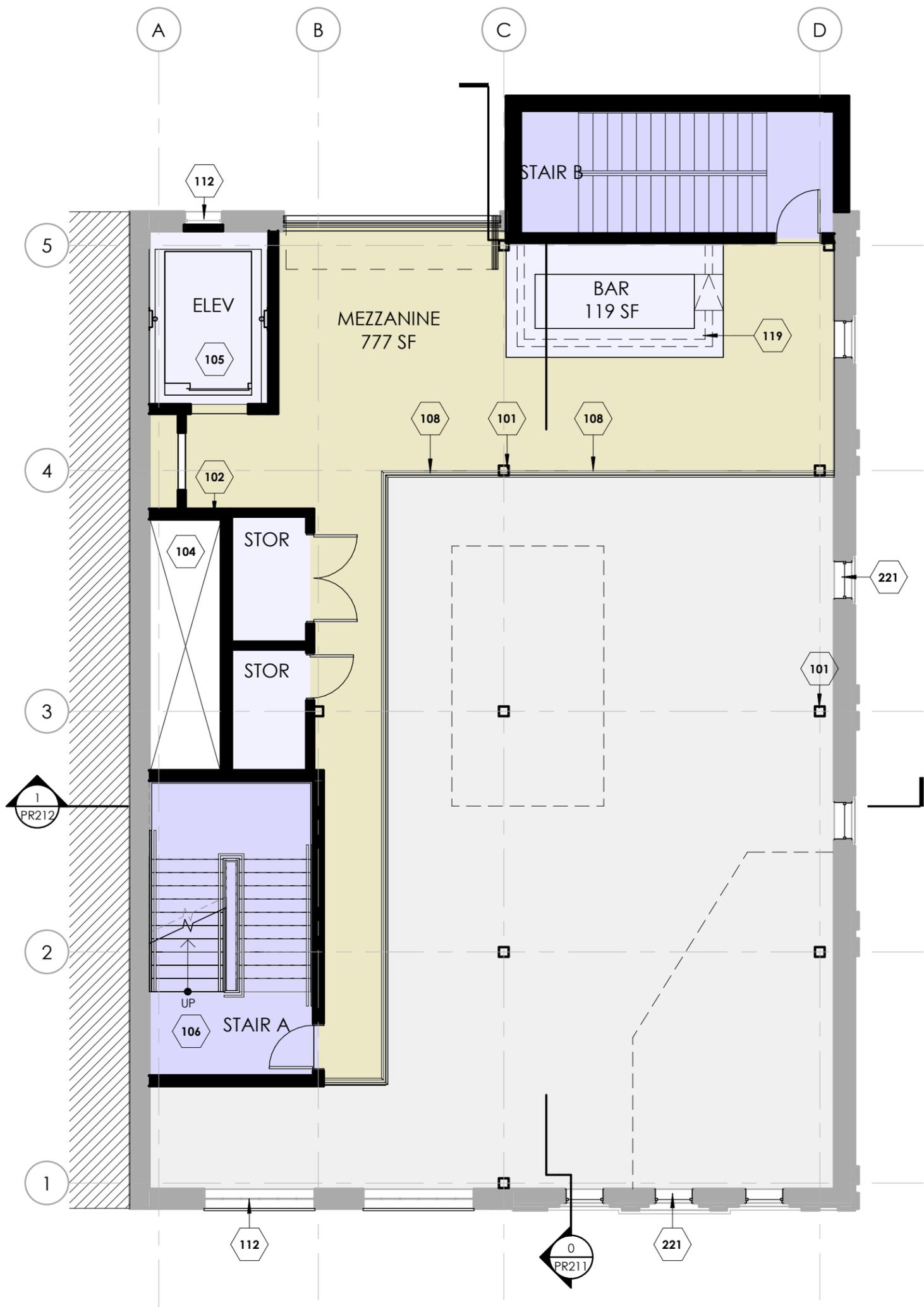
## KEYNOTES

- 101 1 HOUR PROTECTED STEEL COLUMNS, TYP.
- 102 2 HOUR RATED WALL ENCLOSURE
- 105 FREIGHT | PASSENGER ELEVATOR
- 106 CONCRETE FILLED METAL PAN STAIR
- 112 EXISTING WINDOWS TO REMAIN, TYP.
- 221 NON-ORIGINAL WINDOWS TO BE REPLACED WITH FULLY OPERABLE CASEMENT WINDOW TO MATCH
- 222 STEEL FRAME WINDOWS TO BE REGLAZED AND REFILLED AS REQUIRED; FRAME TO BE RETROFITTED FOR FULL OPERABILITY

8' 4' 0 8'

DIERKS BENTLEY'S WHISKEY ROW

LEVEL 2 PLAN



## KEYNOTES

- 101 1 HOUR PROTECTED STEEL COLUMNS, TYP.
- 102 2 HOUR RATED WALL ENCLOSURE
- 104 MECHANICAL CHASE
- 105 FREIGHT | PASSENGER ELEVATOR
- 106 CONCRETE FILLED METAL PAN STAIR
- 108 DECORATIVE STEEL HANDRAIL
- 112 EXISTING WINDOWS TO REMAIN, TYP.
- 119 MILLWORK (BAR)
- 221 NON-ORIGINAL WINDOWS TO BE REPLACED WITH FULLY OPERABLE CASEMENT WINDOW TO MATCH

8' 4' 0 8'

DIERKS BENTLEY'S WHISKEY ROW

LEVEL 2 MEZZANINE PLAN



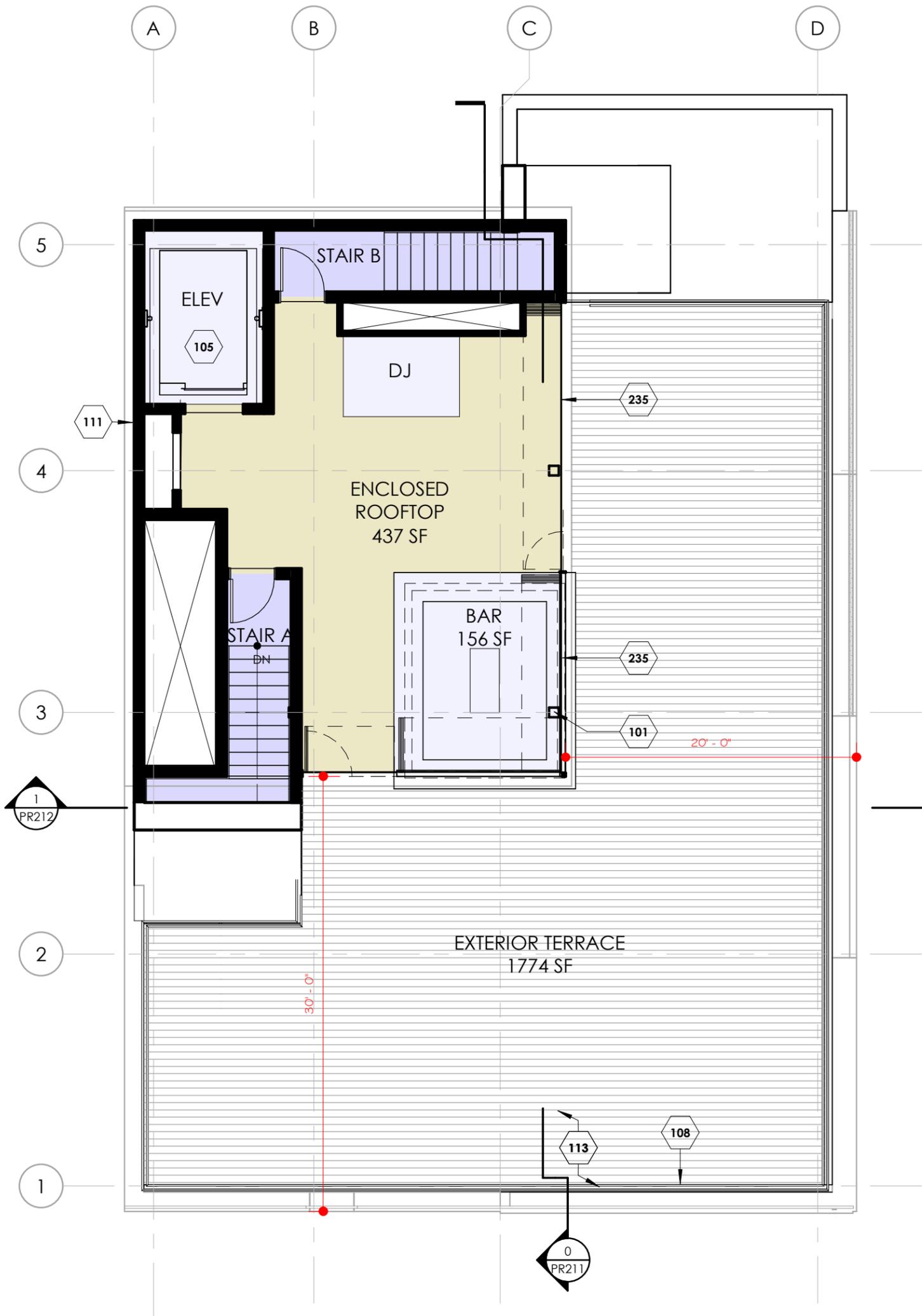
## KEYNOTES

- 101 1 HOUR PROTECTED STEEL COLUMNS, TYP.
- 102 2 HOUR RATED WALL ENCLOSURE
- 105 FREIGHT | PASSENGER ELEVATOR
- 106 CONCRETE FILLED METAL PAN STAIR
- 112 EXISTING WINDOWS TO REMAIN, TYP.

8' 4' 0 8'

DIERKS BENTLEY'S WHISKEY ROW

LEVEL 3 PLAN



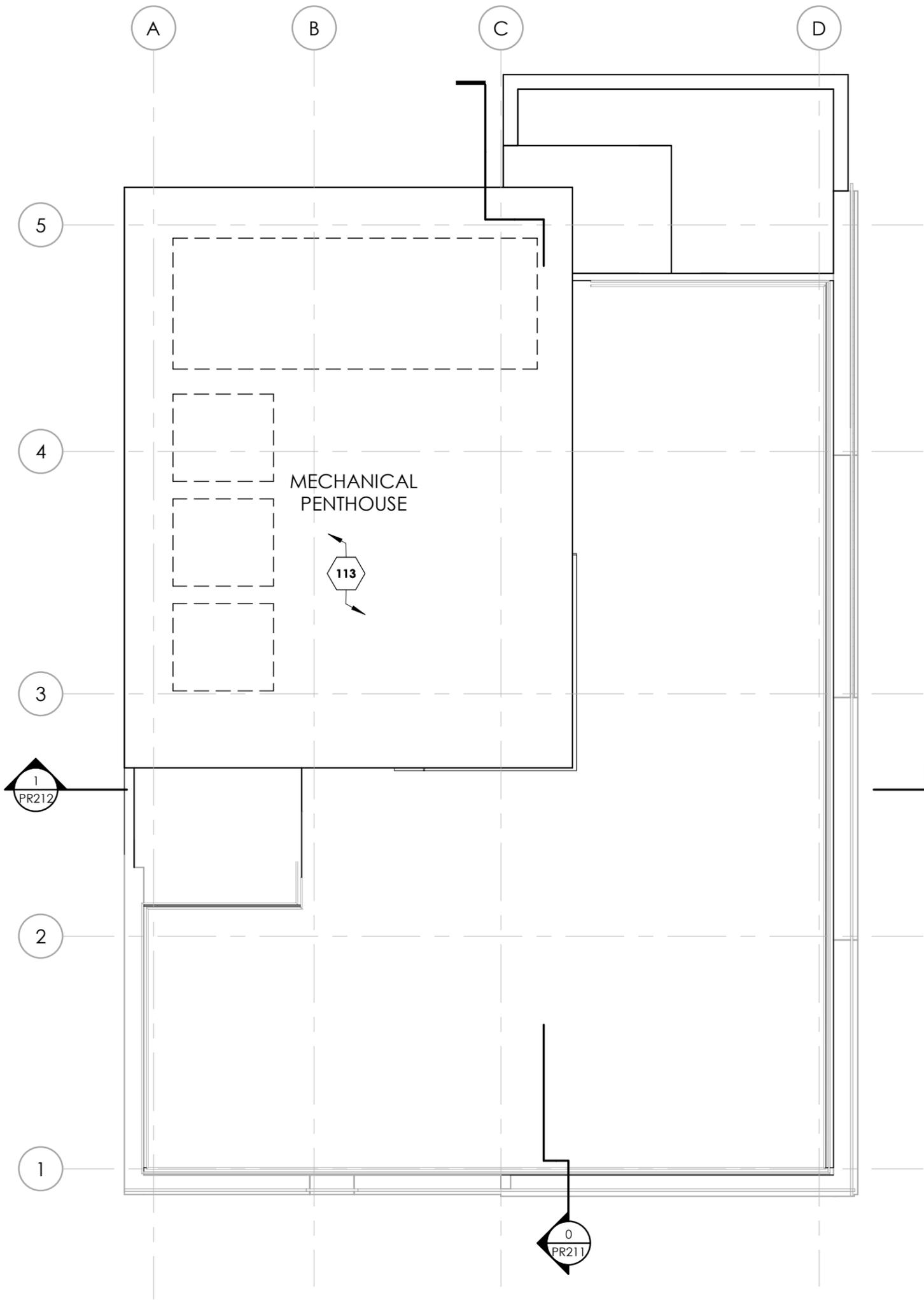
## KEYNOTES

- 101 1 HOUR PROTECTED STEEL COLUMNS, TYP.
- 105 FREIGHT | PASSENGER ELEVATOR
- 108 DECORATIVE STEEL HANDRAIL
- 111 COMPOSITE METAL PANEL
- 113 MEMBRANE ROOFING
- 235 FULLY OPERABLE FOLDING GLASS WALL SYSTEM

8' 4' 0 8'

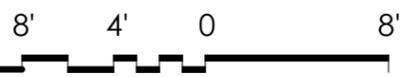
DIERKS BENTLEY'S WHISKEY ROW

LEVEL 4 ROOF PLAN



KEYNOTES

113 MEMBRANE ROOFING





16' 12' 8' 4' 0' 16'

DIERKS BENTLEY'S WHISKEY ROW

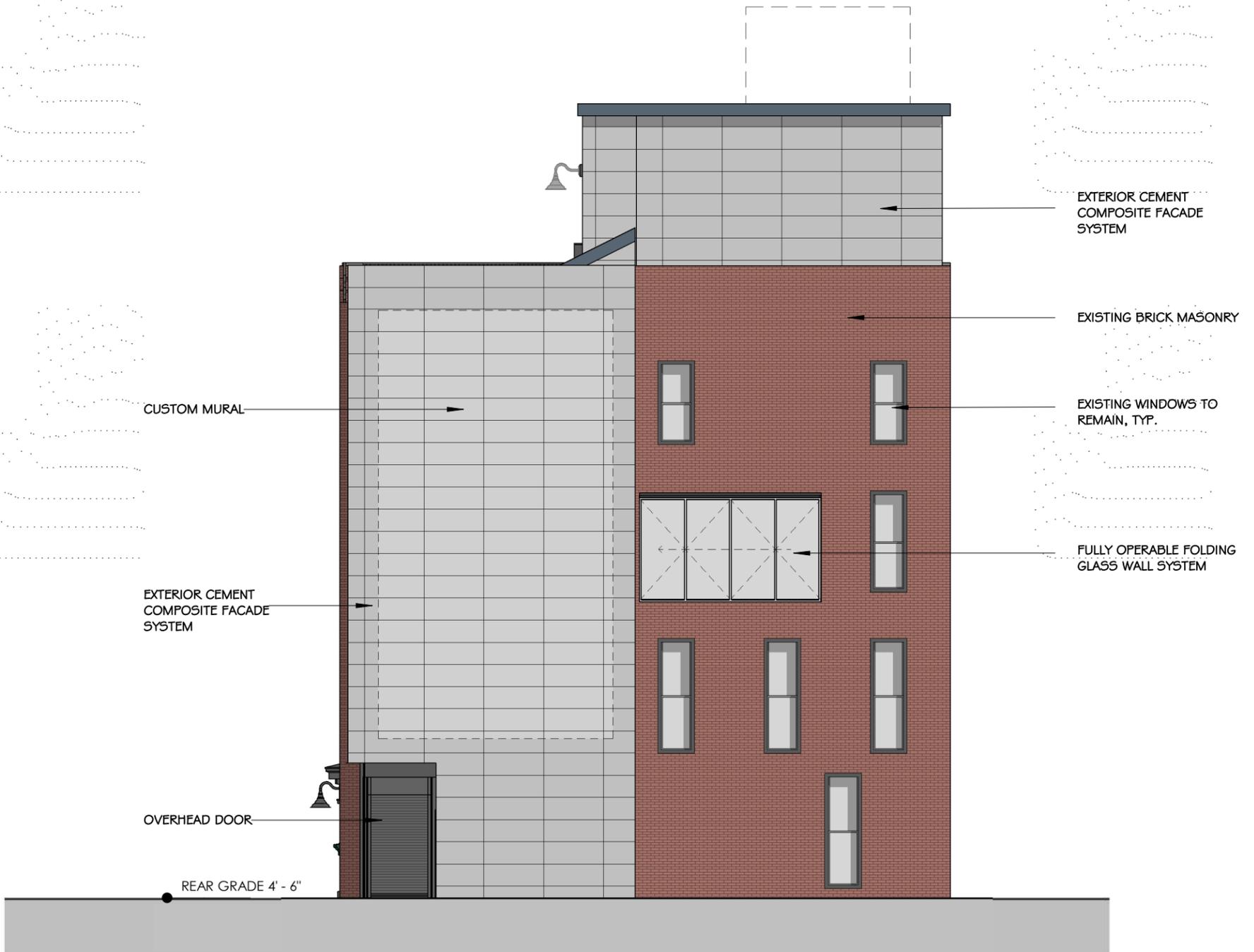
BROADWAY ELEVATION



16' 12' 8' 4' 0 16'

DIERKS BENTLEY'S WHISKEY ROW

4TH AVE ELEVATION



CUSTOM MURAL

EXTERIOR CEMENT  
COMPOSITE FACADE  
SYSTEM

OVERHEAD DOOR

REAR GRADE 4' - 6"

EXTERIOR CEMENT  
COMPOSITE FACADE  
SYSTEM

EXISTING BRICK MASONRY

EXISTING WINDOWS TO  
REMAIN, TYP.

FULLY OPERABLE FOLDING  
GLASS WALL SYSTEM

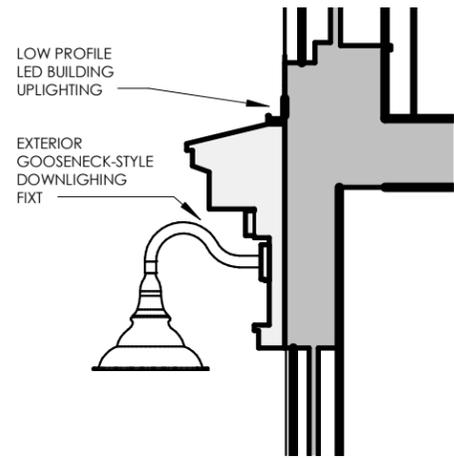
16' 12' 8' 4' 0' 16'

DIERKS BENTLEY'S WHISKEY ROW

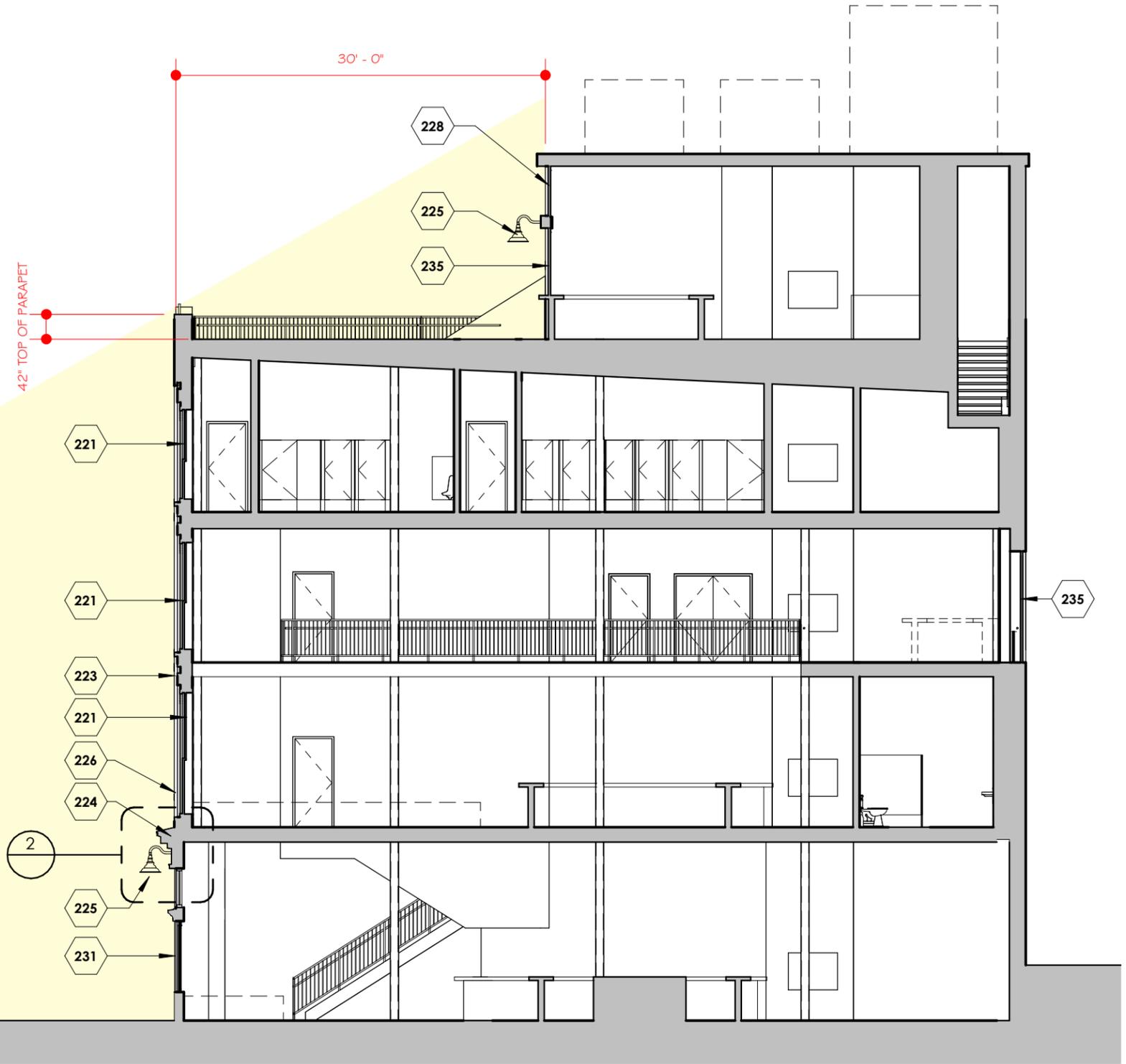
REAR ELEVATION

# KEYNOTES

- 221 NON-ORIGINAL WINDOWS TO BE REPLACED WITH FULLY OPERABLE CASEMENT WINDOW TO MATCH
- 223 EXISTING BRICK MASONRY
- 224 EXISTING METAL CORNICE
- 225 EXTERIOR ACCENT LIGHTING - WALL MOUNTED DOWN LIGHT FIXTURE
- 226 EXTERIOR ACCENT LIGHTING - BUILDING UPLIGHTING
- 228 EXTERIOR CEMENT COMPOSITE FACADE SYSTEM
- 231 NON-ORIGINAL STOREFRONT TO BE REPLACED WITH FULLY OPERABLE FOLDING GLASS WALL SYSTEM
- 235 FULLY OPERABLE FOLDING GLASS WALL SYSTEM

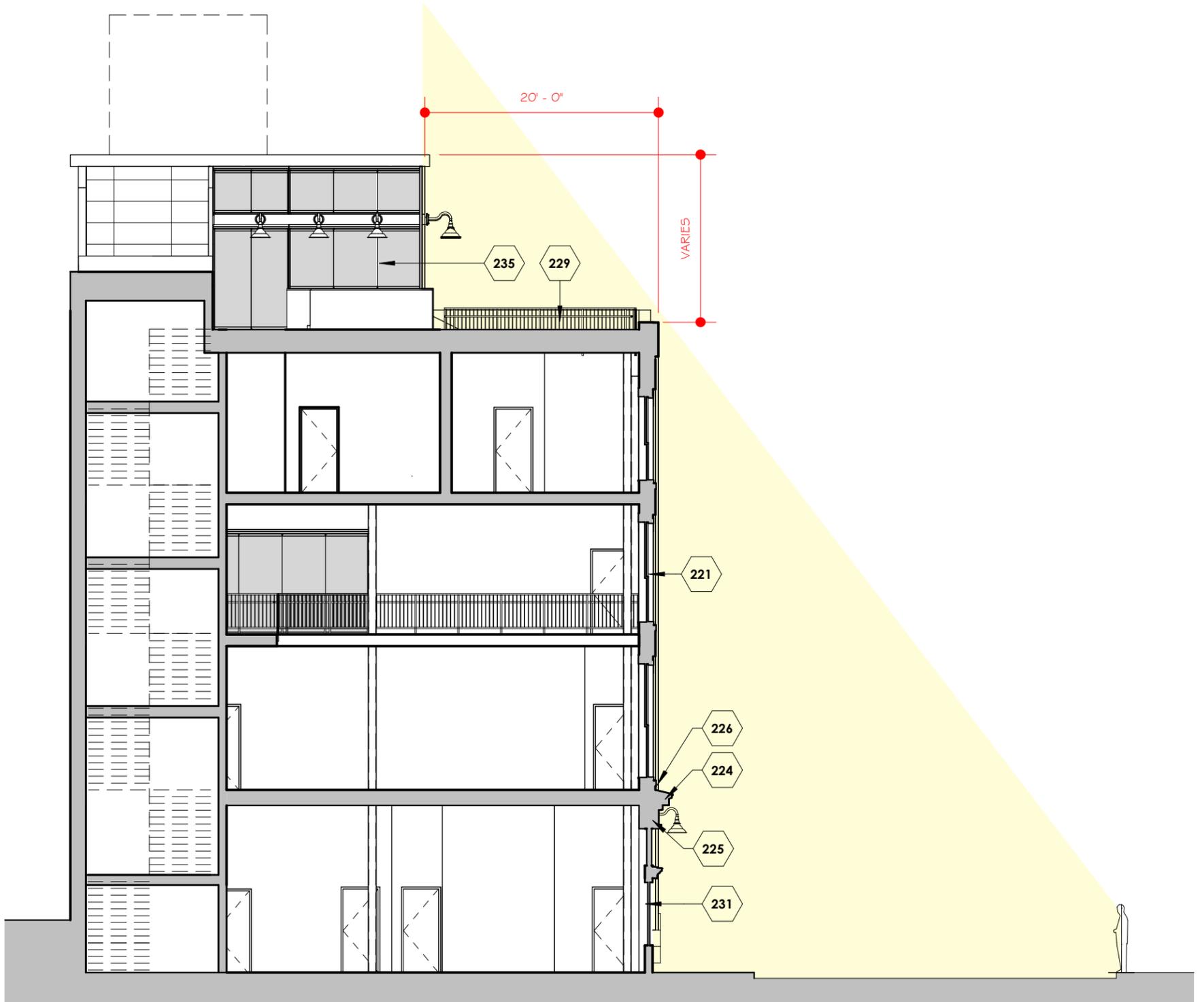


2 EXTERIOR LIGHTING AT CORNICE



DIERKS BENTLEY'S WHISKEY ROW

4TH AVE SECTION



## KEYNOTES

- 221 NON-ORIGINAL WINDOWS TO BE REPLACED WITH FULLY OPERABLE CASEMENT WINDOW TO MATCH
- 224 EXISTING METAL CORNICE
- 225 EXTERIOR ACCENT LIGHTING - WALL MOUNTED DOWN LIGHT FIXTURE
- 226 EXTERIOR ACCENT LIGHTING - BUILDING UPLIGHTING
- 229 DECORATIVE METAL RAILING
- 231 NON-ORIGINAL STOREFRONT TO BE REPLACED WITH FULLY OPERABLE FOLDING GLASS WALL SYSTEM
- 235 FULLY OPERABLE FOLDING GLASS WALL SYSTEM

16' 12' 8' 4' 0 16'

DIERKS BENTLEY'S WHISKEY ROW

BROADWAY SECTION