

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

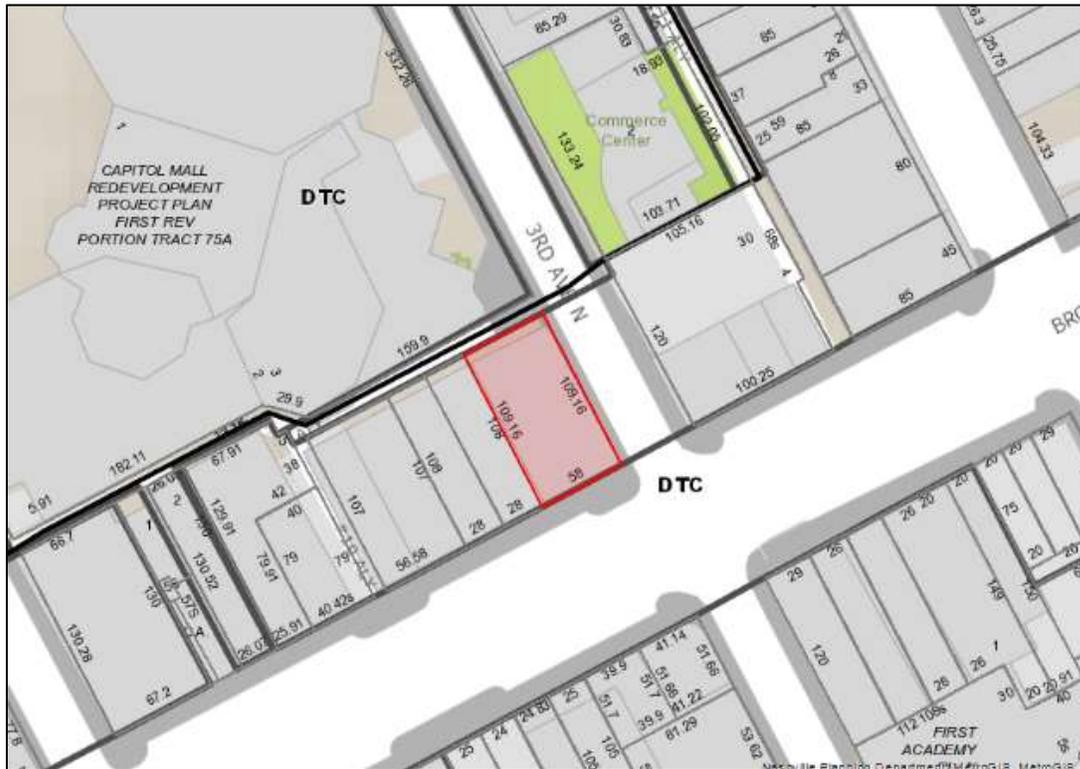
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
300 Broadway
September 21, 2016

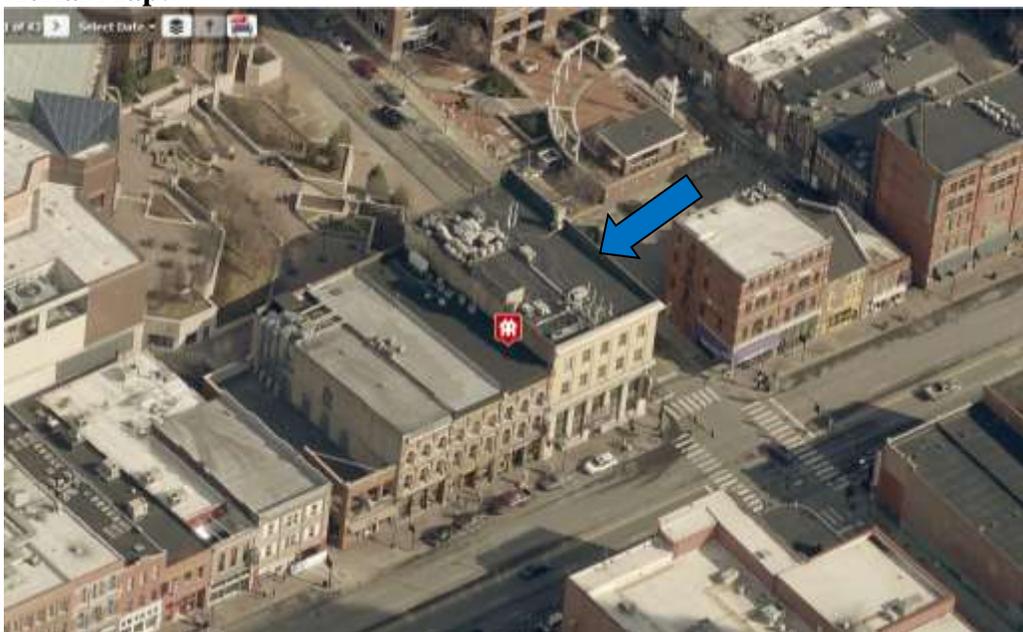
Application: New construction—addition
District: Broadway Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306308200
Applicant: Janie Wright, Tuck Hinton Architects
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: Application to construct a rooftop addition.</p> <p>Recommendation Summary: Staff recommends approval of the addition with the conditions that:</p> <ol style="list-style-type: none">1. The awning over the bar is removed, allowing the bar itself to remain in the step-back area;2. The four foot (4') canopy/coping overhang be reduced to no more than two feet (2');3. Applicant submit detail drawings showing the design of the addition; and4. Staff provide final review of window, doors and metal color. <p>With these conditions, Staff finds that the application will meet Sections III. H for rooftop additions in the Broadway Historic Preservation Zoning Overlay.</p> <p>Staff further recommends that the applicant return to the Commission or Staff with a signage application, lighting and any other facade alterations planned.</p>	<p>Attachments</p> <p>A: Photographs B: Keeble Plans C: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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: 300 Broadway is a four-story stone and brick Neo-classical commercial building that dates to 1914 and is a contributing building in the Broadway Historic Preservation Zoning Overlay. The street-side façades were redesigned in 1946 by well-known architect Edwin Keeble. Windows were replaced in 2000 as part of a tax credit rehabilitation project.

The applicant requested a similar rooftop addition and alterations at the August 2016 meeting, which was approved with conditions. The applicant now presents a revised rooftop addition. Alterations and partial-demolition to the building were administratively permitted on 9/7/2016.



Figure 1. 300 Broadway

Analysis and Findings: The application is to construct a rooftop addition.

Step-back Requirements: Section III.H.2 of the design guidelines requires that rooftop additions be step-backed at least thirty feet (30') from the main façade and twenty feet (20') from the secondary façade.

The bulk of the addition is stepped-back the required amount from the street-side façades with three exceptions:

1. A canopy/coping around the addition extends into the step-back area by approximately four feet (4’).
2. A covered bar that is eight feet (8’) wide protrudes sixteen (16’) into the required front step-back area.
3. On the Third Avenue North side is a stairwell that protrudes into the step-back area by thirteen feet (13’). The stairwell is four feet (4’) tall above the parapet wall and seven feet (7’) wide.

Staff finds that approval of the stairwell (#3) is appropriate as it is similar to other approvals that have been made to accommodate a stairwell. (See chart below.)

Review of Roof Top Additions in the Broadway HPZO: approved step-back intrusions

Address	Note	Height above parapet wall	Width	# of feet into Stepback area
Proposed		4’	7’	13’
101 Broadway		6’ at tallest point (shed roof)	9’	11’
105 Broadway	Existing conditions			n/a
312 Broadway				None requested
316 Broadway				None requested
400 Broadway		4’ at tallest point	11’	10’
312 Broadway				None requested
422 Broadway	Not constructed to plans/in court			None requested
429 Broadway	Not reviewed as “rooftop addition” since the building was only 1 story and a full second story was the requirement			
114 2 nd Ave N	Not constructed			None requested
104 5 th	Gabled roof rather than flat roof with parapet so treated differently		17’ of the addition is only 10’ from the front wall because the building only has a 24’ deep area behind a gabled roof in which to construct an addition. Most buildings in the district have flat roofs.	20’

In the past, the Commission has not allowed for an intrusion into the required step-back area beyond those noted in the previous chart. This proposal is for three different intrusions rather than just one.

Staff recommends that the bar awning be removed; however, the bar itself may remain. In 2012 a similar request to cover a rooftop bar located within the step-back area was denied. No other such requests have been approved.

Staff recommends that the coping surrounding the addition protrude no more than two feet (2') into the step-backed area. The Commission should be aware that this approval could set a precedent as no other such requests have been approved.

Height: The design guidelines require that a rooftop addition be no taller than fifteen feet (15') above the front parapet wall; however, the proposal is for seventeen feet (17') above the parapet wall, including the mechanical screen. Additional height has not been approved in the past, in like situations. Staff recommends disapproval since the proposal does not meet the design guidelines and similar requests have not been approved.

Materials: The addition's materials include a polycarbonate screen wall and metal coping. Information about windows, doors and trim were not provided. Staff recommends having final approval of the windows and doors and color of the metal, and that a detail drawing be submitted to further explain the design details of the addition. With these conditions, Staff finds the addition's materials to meet Section III.H of the design guidelines.

Recommendation Summary: Staff recommends approval of the addition with the conditions that:

1. The awning over the bar is removed, allowing the bar itself to remain in the step-back area;
2. The four foot (4') canopy/coping overhang be reduced to be no more than two feet (2');
3. Applicant submit detail drawings showing the design of the addition; and
4. Staff provide final review of window, doors and metal color.

With these conditions, Staff finds that the application will meet Sections III. H for rooftop additions in the Broadway Historic Preservation Zoning Overlay.

Staff further recommends that the applicant return to the Commission or Staff with a signage application, lighting and any other facade alterations planned.

A: Photos



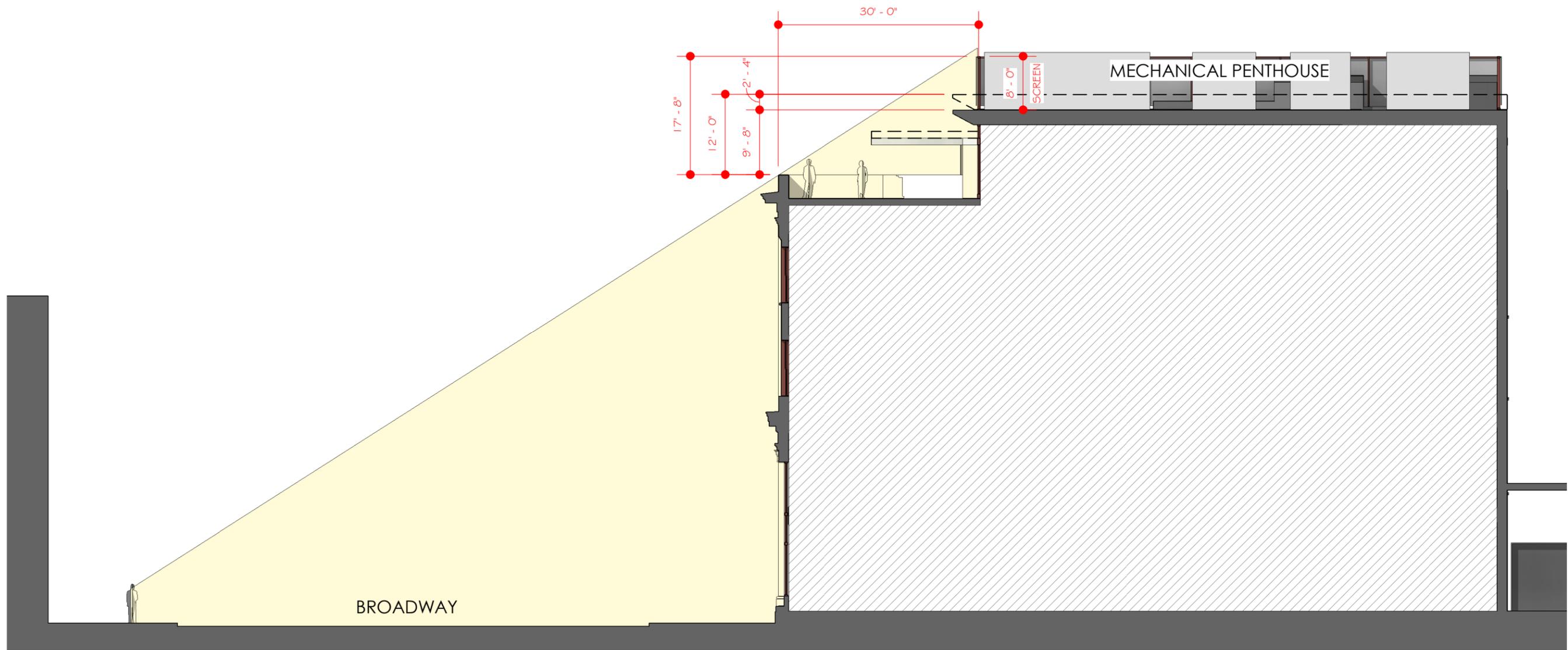
Figure 2. Broadway view



Figure 3. Rear and 3rd Avenue facades



Figure 4. Aerial image dated 1940 showing the corner entryway

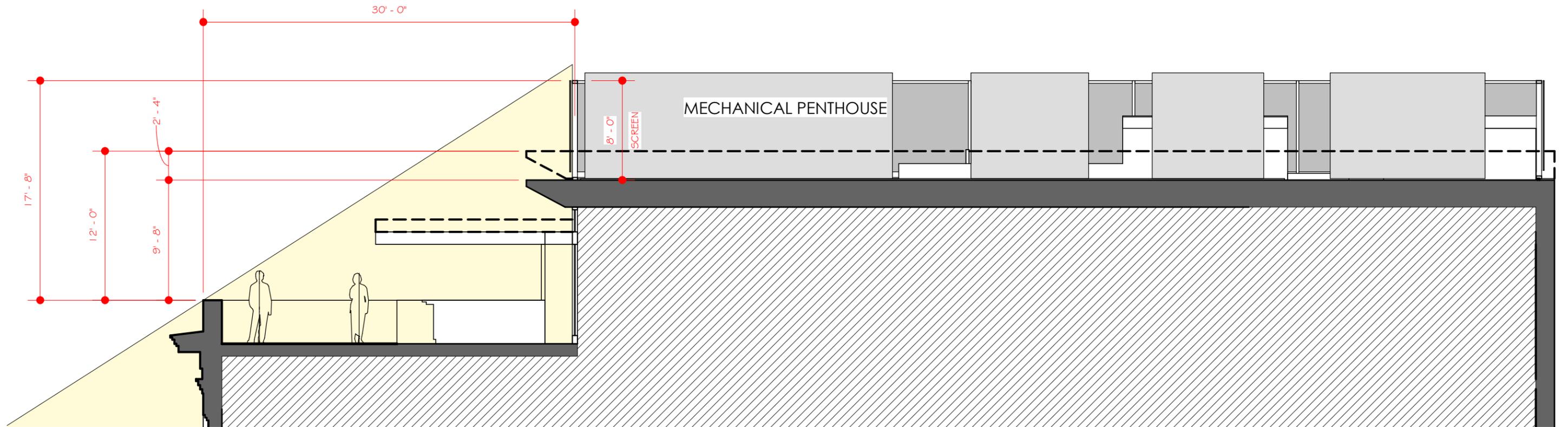


300 BROADWAY

TUCK·HINTON
ARCHITECTS

16' 8' 0 16'
BROADWAY SECTION

15004
06 SEPTEMBER 2016



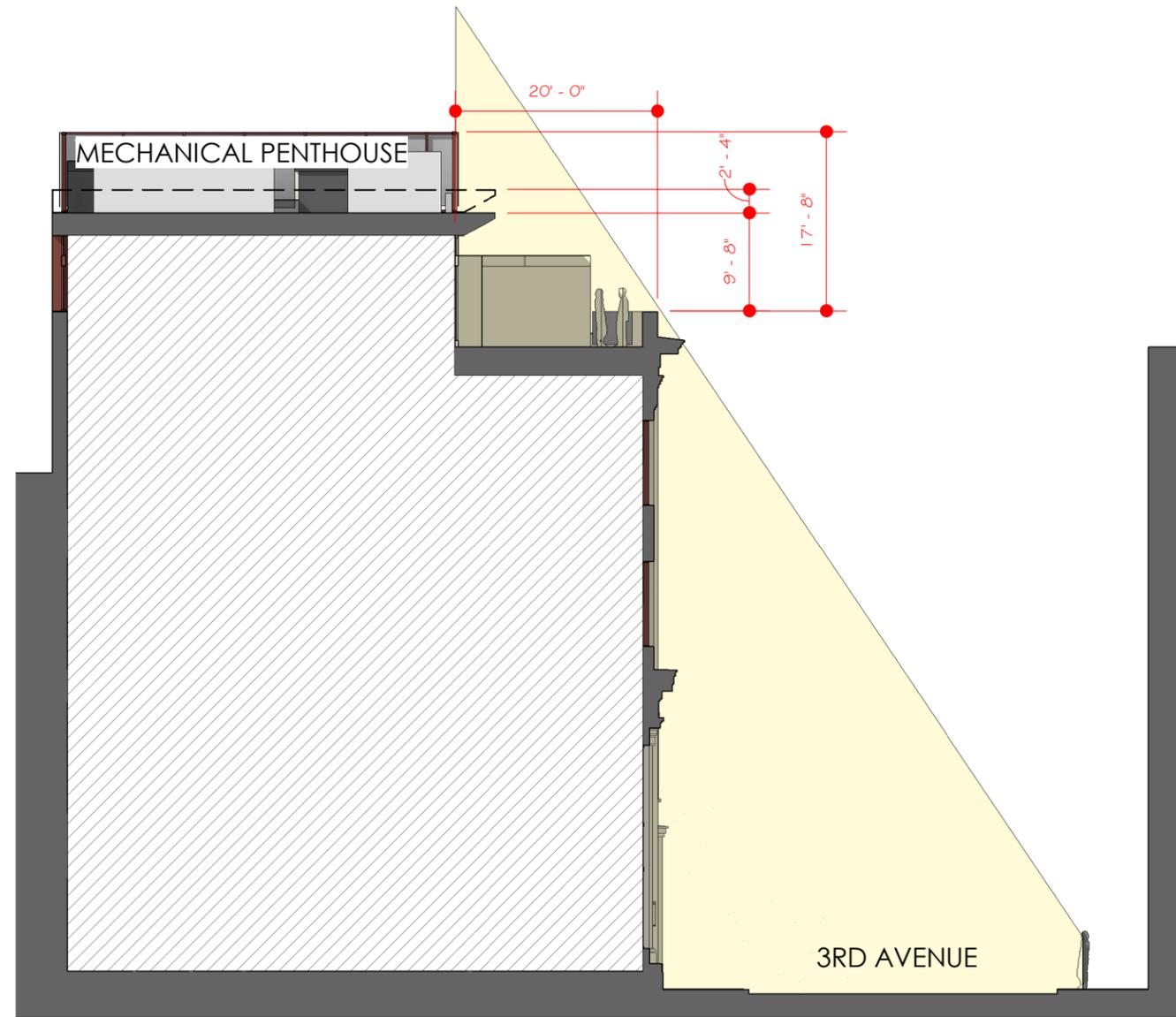
8' 4' 0 8'

300 BROADWAY

TUCK·HINTON
ARCHITECTS

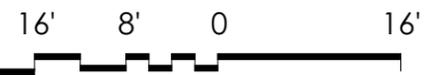
ENLARGED BROADWAY SECTION

15004
06 SEPTEMBER 2016



300 BROADWAY

TUCK·HINTON
ARCHITECTS



3RD AVE SECTION

15004
06 SEPTEMBER 2016



METAL COPING

17'-8"

METAL COPING

EXISTING WINDOWS
TO BE PAINTED

12' TALL X 4' WIDE
LIT SIGN
NEW WINDOWS WITH
OPERABLE SECTION

PAINTED STEEL &
GLASS CANOPY

NEW CORNER ENTRY

16' 12' 8' 4' 0 16'

300 BROADWAY

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EAST ELEVATION

15004
06 SEPTEMBER 2016



POLYCARBONATE
SCREEN WALL

METAL COPING

17' - 8"

EXISTING WINDOWS
TO BE PAINTED

12' TALL X 4' WIDE
LIT SIGN

NEW WINDOWS WITH
OPERABLE SECTION

PAINTED STEEL &
GLASS CANOPY

NEW CORNER ENTRY

NEW STONE INFILL PANEL

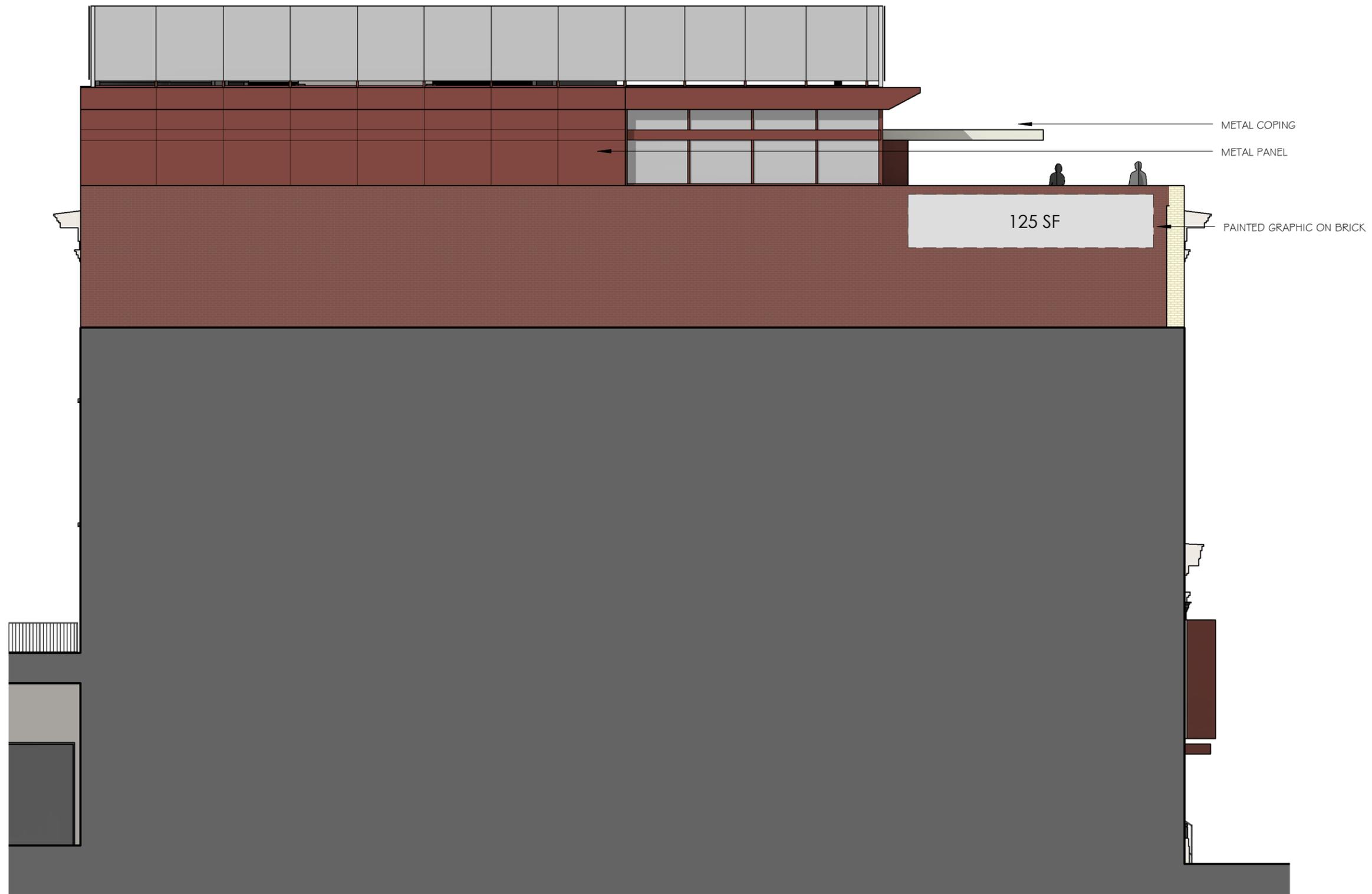
16' 12' 8' 4' 0 16'

300 BROADWAY

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SOUTH ELEVATION

15004
06 SEPTEMBER 2016



300 BROADWAY

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WEST ELEVATION

15004
06 SEPTEMBER 2016



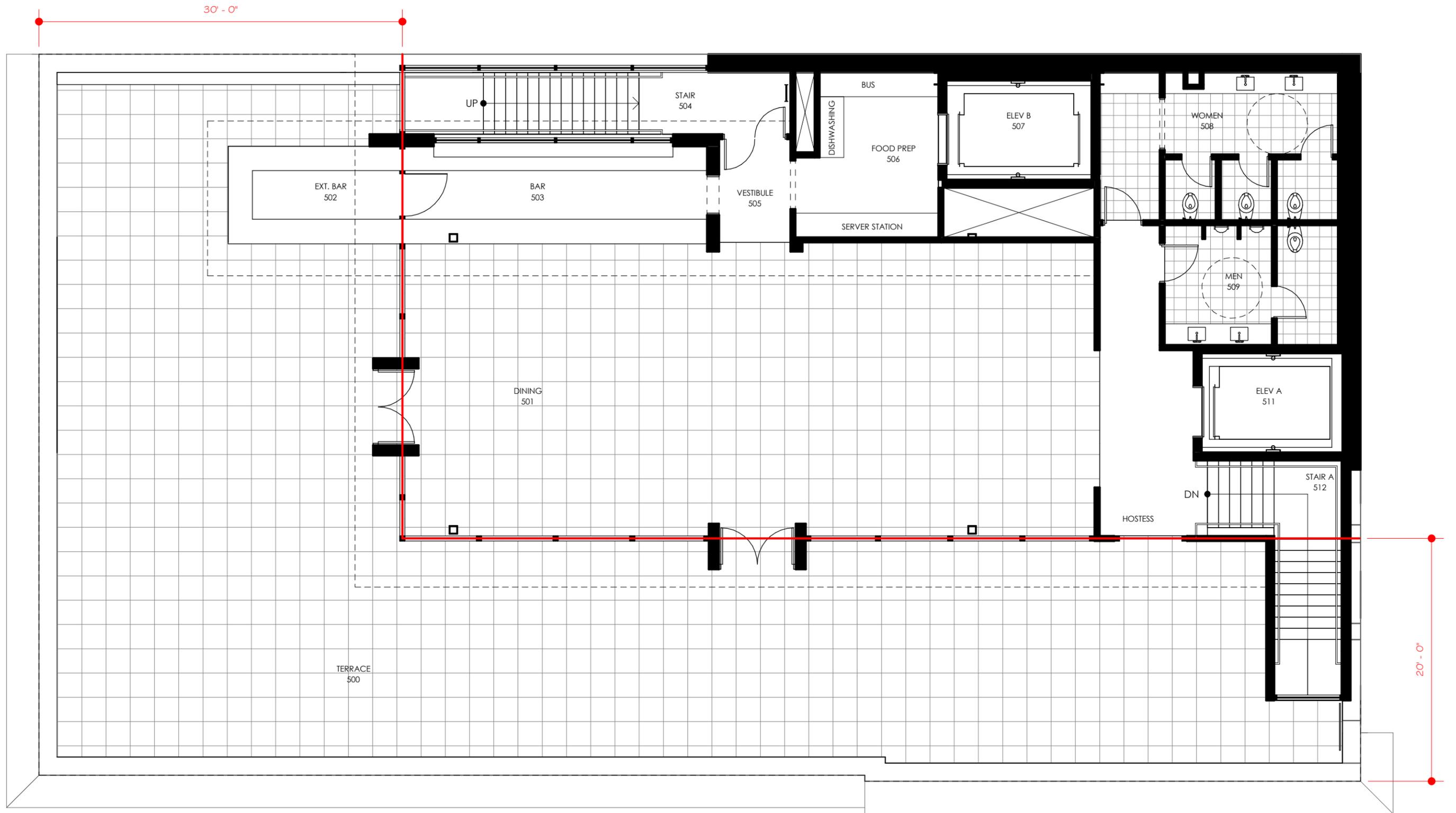
16' 12' 8' 4' 0' 16'

300 BROADWAY

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NORTH ELEVATION

15004
06 SEPTEMBER 2016



8' 4' 0 8'

300 BROADWAY

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ARCHITECTS

LEVEL 5 PLAN

15004
06 SEPTEMBER 2016