



**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**  
**111 4<sup>th</sup> Avenue South**  
**October 16, 2013**

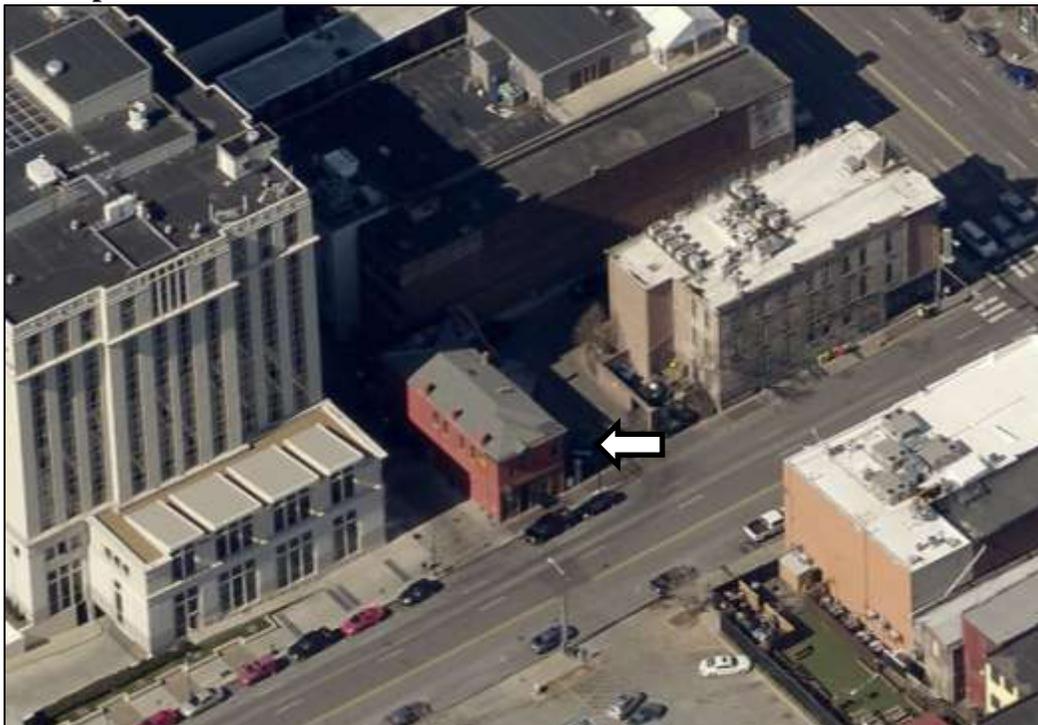
**Application:** New construction-additions, Alterations  
**District:** Broadway Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 09306400800  
**Applicant:** John Werne, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is seeking approval of a plan to remove upperstory windows and replace them with roll-up sectional doors and to construct projecting balconies on the front and side facades of the building. The left and front balconies would project over an alley and the public sidewalk.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the application, finding it would not meet the design guidelines for the Broadway Historic Preservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. Rehabilitation**

#### **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.

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

**Background:** The building at 111 4<sup>th</sup> Avenue South was constructed before 1897. The building is two-stories tall with a hipped-roof with a primary ridge running front-to-back. The upperstory features eclectic architectural elements including a large double-hung window with beaded-dentil molding flanked by a pair of arched-top windows, and ornamental rope molding and coping on the cornices. The side facades feature segmental-arch window openings. These openings are original to the building. The 4<sup>th</sup> Avenue store-front was rehabilitated in 1987 and again in 2011 to an appearance appropriate for the age of the building. The building was originally a store and now serves as a restaurant/bar.



Date unknown

**Analysis and Findings:** The applicant is seeking approval of a plan to remove upperstory windows on the front and sides and replace them with roll-up sectional doors and to construct projecting balconies on the front and side facades of the building. The left and front balconies would project over an alley and the public sidewalk.

#### Windows & Walls

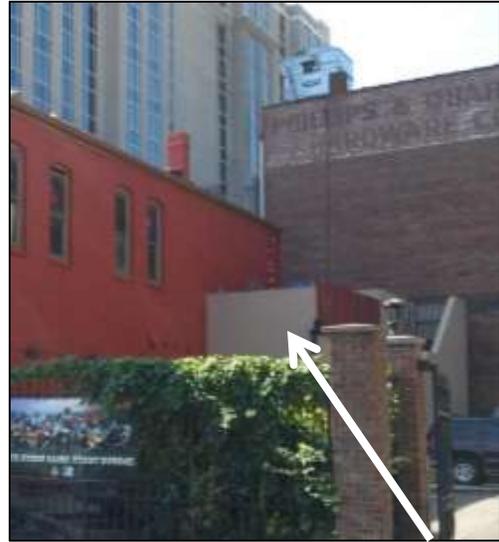
The design guidelines state that historic window openings and original walls “should be retained” and that window openings “not original to the building should generally not be introduced.” Staff finds the original wall planes and window openings to be significant features relating to the architectural styles, materials, and methods of construction of the late 19<sup>th</sup> Century, the period when the majority of the surviving historic buildings in downtown Nashville were developed. For this reason, staff finds that the proposal to alter the window openings and remove significant amounts of wall material would have an adverse effect on the historic character of the building the district, and would not meet guidelines II-H.1, H.5, and I.1 nor the Secretary of Interior Standards.

The addition of balconies does not meet guideline II-I.2. and guideline III-2.3, as they would damage or obscure historic features of the building and the design guidelines specifically state that addition of balconies is not appropriate.

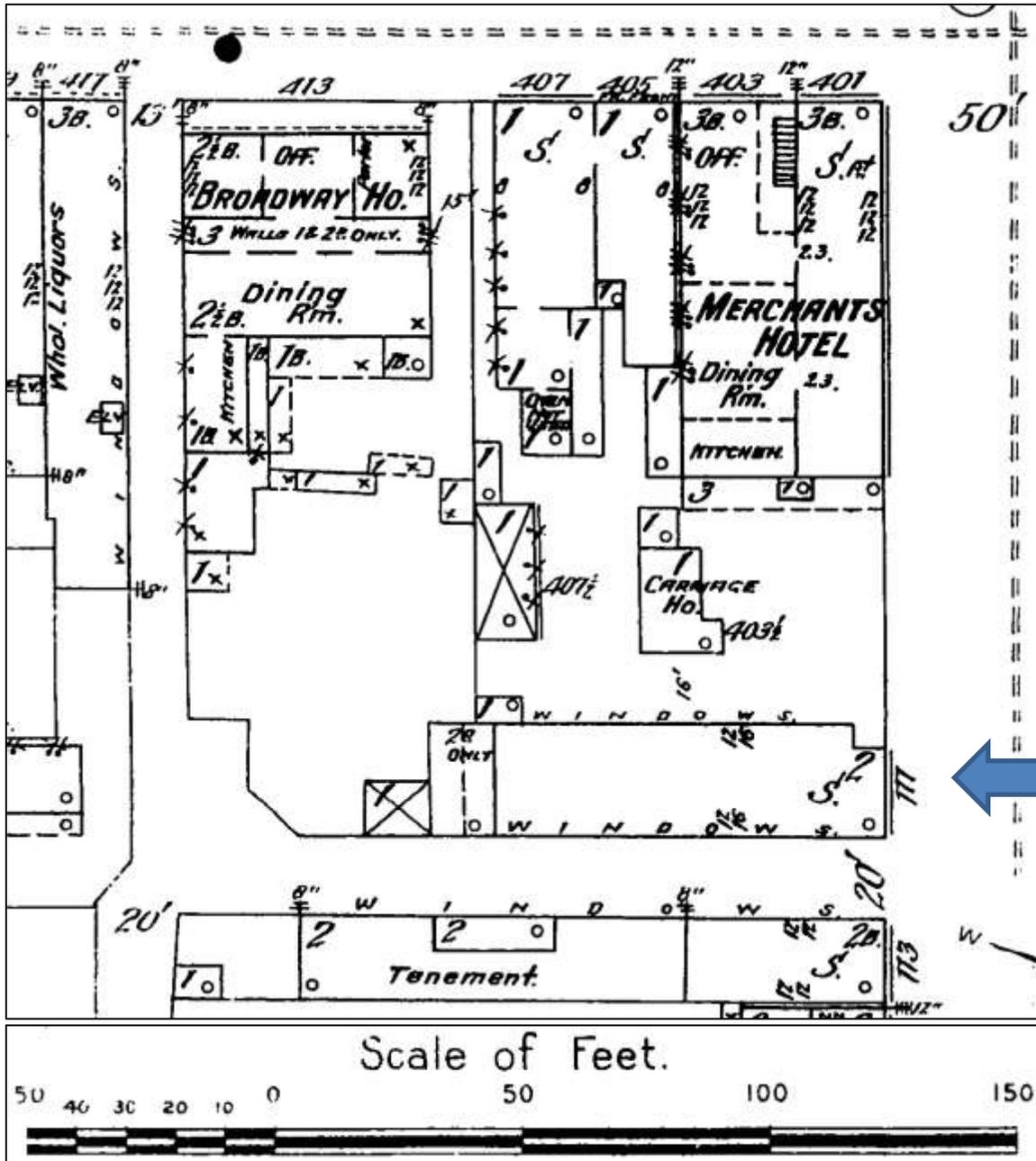
The proposed alteration would likely result in the building being no longer eligible for listing in the National Register of Historic Places.

**Recommendation:** Staff recommends disapproval of the application, finding it does not meet the design guidelines for the Broadway Historic Preservation Zoning Overlay.

Note: Knowing that the goal of the applicant is to create open-air space, there are options other than balconies. Rooftop additions are allowed with certain restrictions as noted in the design guidelines. An appropriately scaled door could be added to the right side of the building with access to a ground-level outdoor patio. A roll up door could be added to the rear/side addition for access to the proposed patio. A rooftop addition is appropriate for the existing rear/side addition. In 2011, the owners were allowed to change the front windows to sliders, allowing the main dining room to be somewhat open-air.



Rear/side addition



1897 Sanborn Map and Scale.



111 4<sup>th</sup> Avenue South, front – recent photo.



111 4<sup>th</sup> Avenue South, right – recent photo.



111 4<sup>th</sup> Avenue South, right – proposed.



111 4<sup>th</sup> Avenue South, left – recent photo.



111 4<sup>th</sup> Avenue South, left - proposed.



# SWINGING DOOR SALOON

105 4TH AVE S, NASHVILLE, TN

# JOHN F. WERNE III ARCHITECT

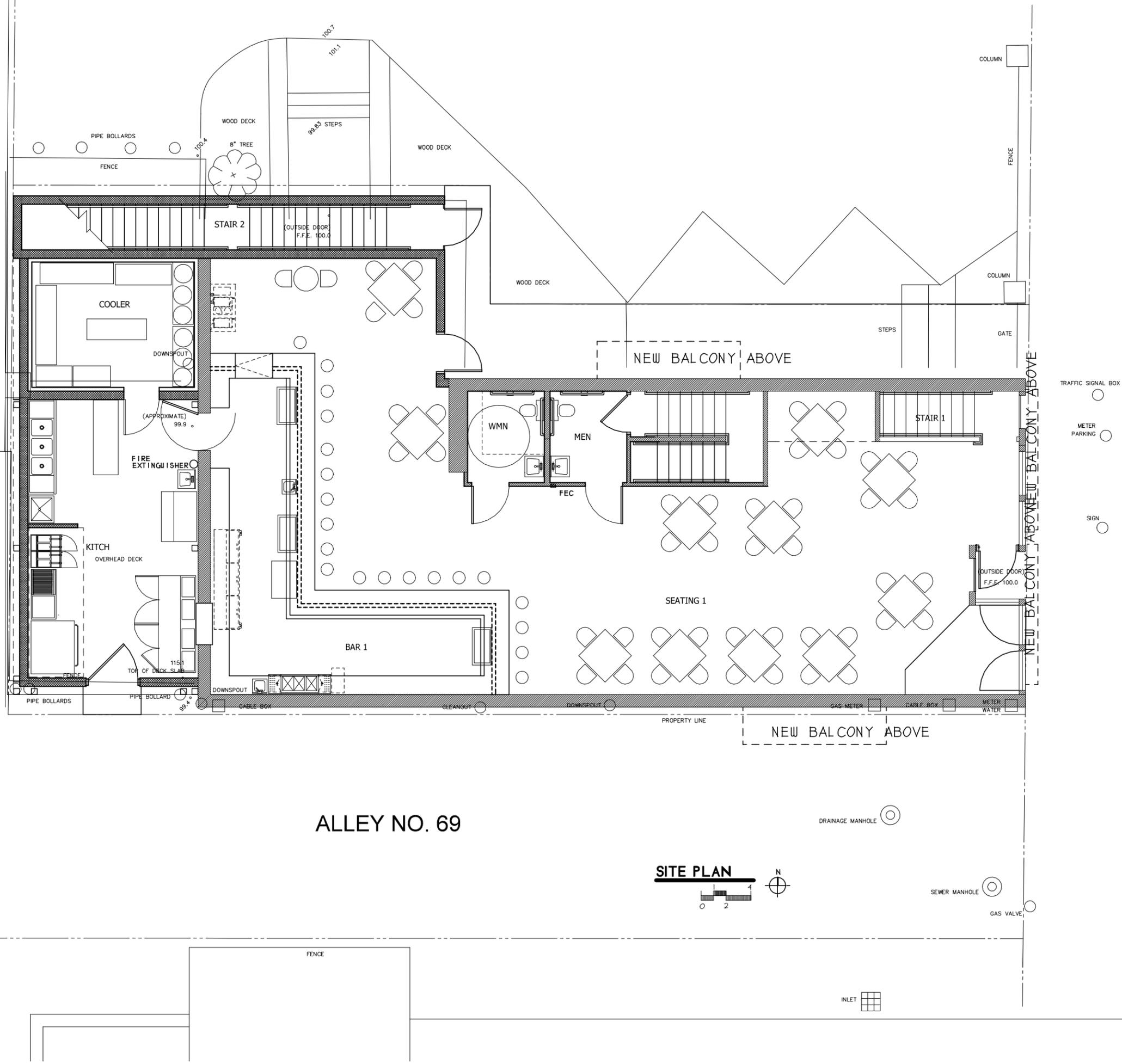
1020 OWEN COURT, ASHLAND CITY, TENNESSEE 37015 615-792-3966  
jwerne@hughes.net

## A-1

DATE: 9-15-13

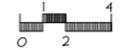
FOURTH AVENUE SOUTH

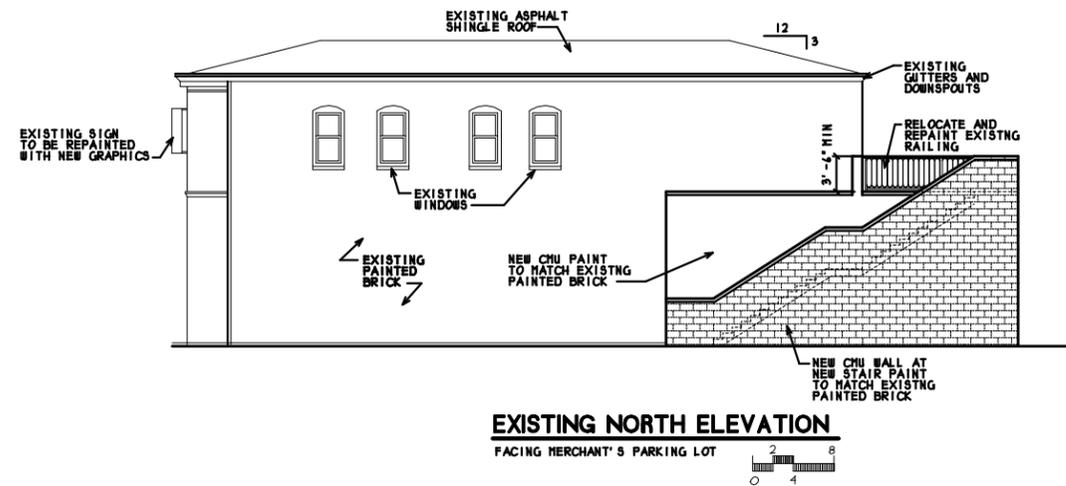
BUILDING



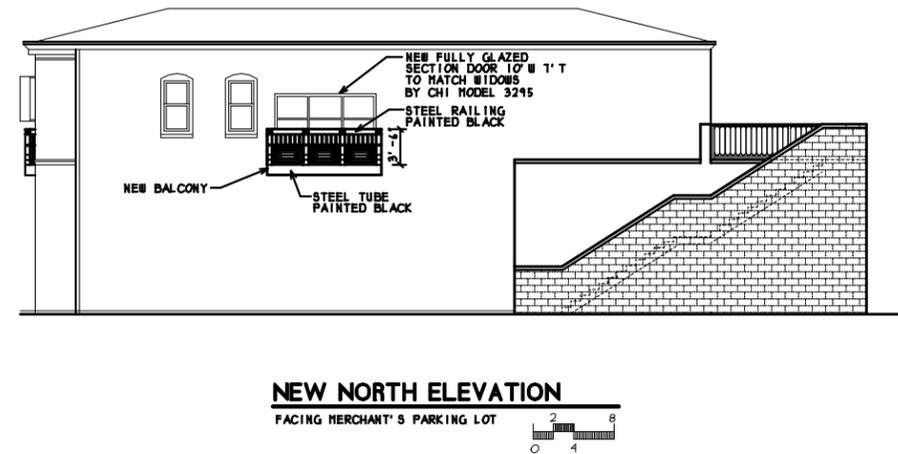
ALLEY NO. 69

SITE PLAN

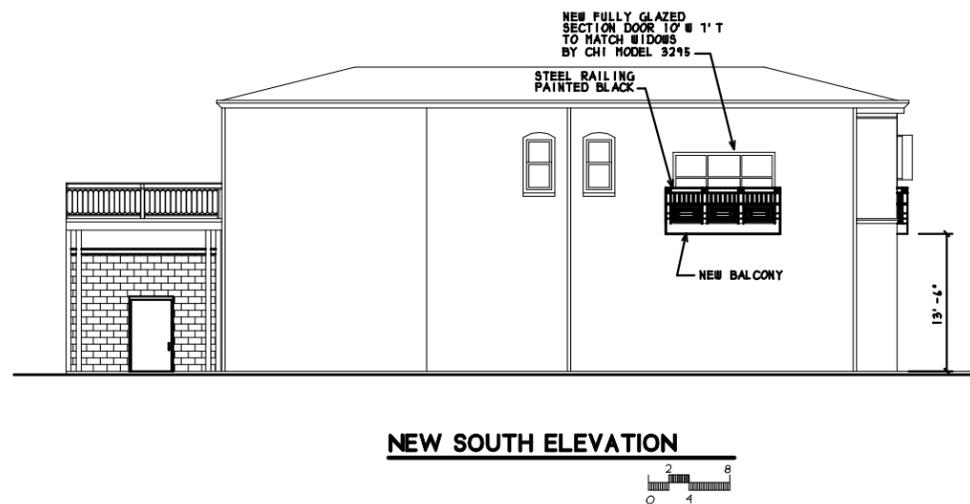




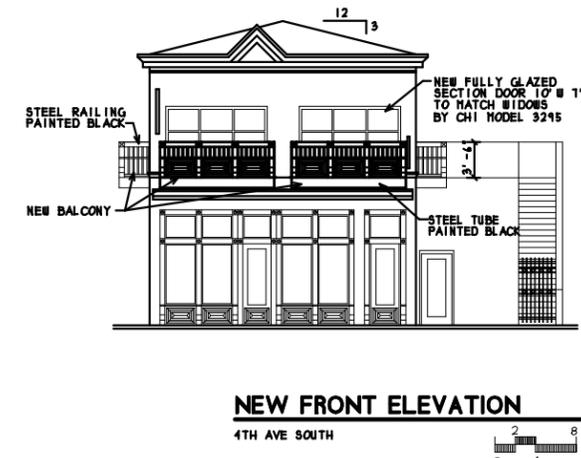
**EXISTING NORTH ELEVATION**  
FACING MERCHANT'S PARKING LOT



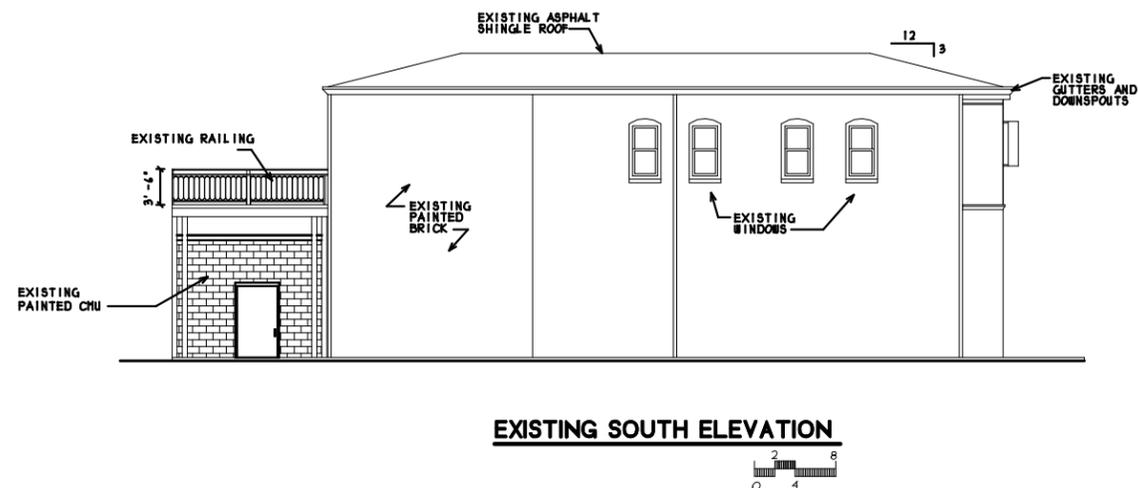
**NEW NORTH ELEVATION**  
FACING MERCHANT'S PARKING LOT



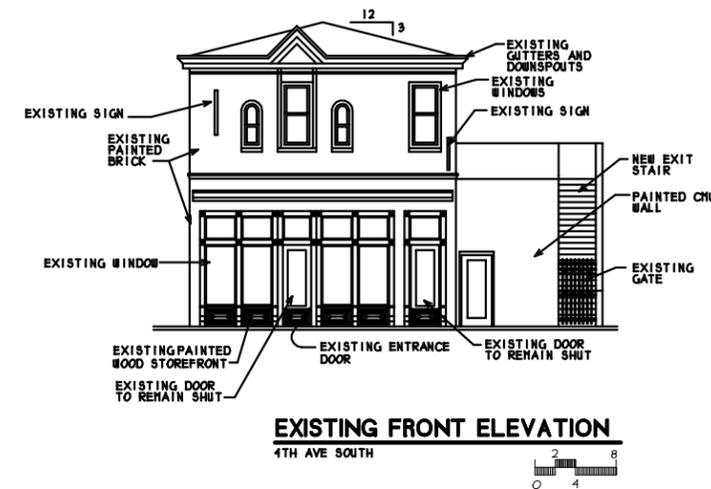
**NEW SOUTH ELEVATION**



**NEW FRONT ELEVATION**  
4TH AVE SOUTH



**EXISTING SOUTH ELEVATION**



**EXISTING FRONT ELEVATION**  
4TH AVE SOUTH

**SWINGING DOOR SALOON**  
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**JOHN F. WERNE III**  
**ARCHITECT**  
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A-2

DATE: 9-15-13