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
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STAFF RECOMMENDATION
105 Broadway
March 16, 2016

Application: Partial demolition; New construction – addition; Alteration – windows & doors
District: Broadway Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306210100
Applicant: Patrick Bales. Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to make alterations to the front elevation, to construct side additions, and to construct a rooftop addition.

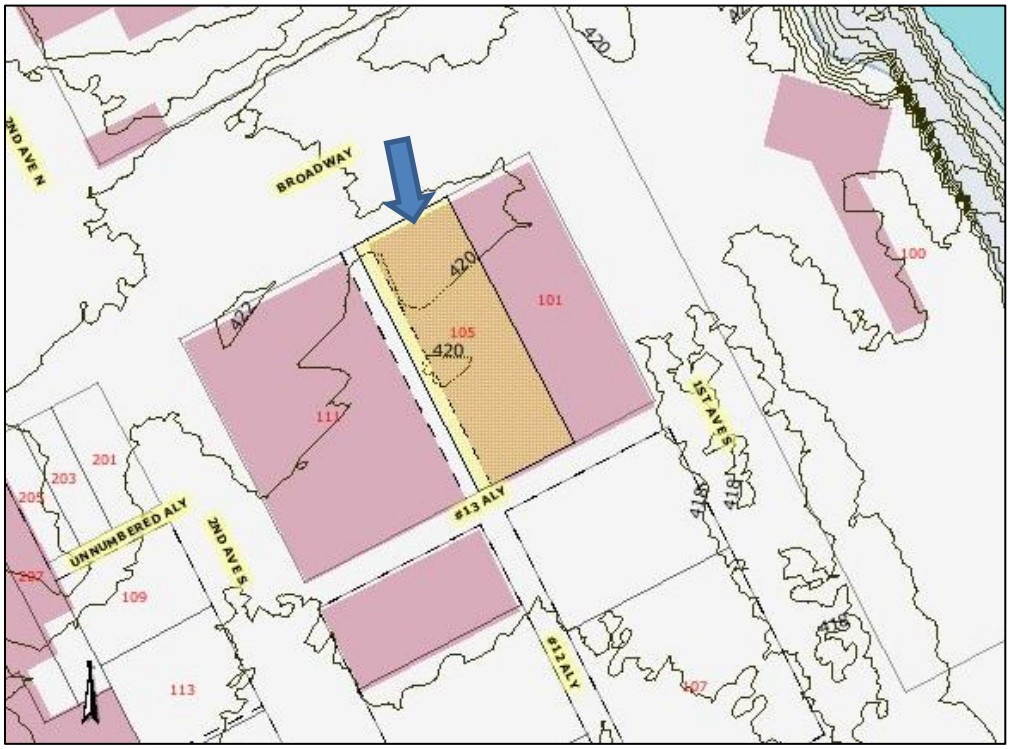
Recommendation Summary: Staff recommends approval of the application to make alterations to the front elevation, to construct side additions, and to construct a rooftop addition with conditions the following conditions:

- New windows on the front façade and the first bay on the first story on the right side shall match the original in appearance;
- The brick wall of the first bay on the second story on the right side of the historic building shall not be altered;
- New windows on the first and second stories on the right side of the historic building shall be appropriate for the building's style and period, which would not have included overhead sectional windows;
- The second-floor balcony shall begin at the second bay, fifteen feet (15') back from the front of the building;
- Awnings above second-level balcony should be limited to the area directly over the window openings;
- The height of the new fifth story shall be no more than fifteen feet (15') taller than the parapet of the front wall of the historic building and any railing necessary shall be parapet wall;
- The height of the new sixth story, including any railings, stairs, or elevators, shall be no taller than the existing addition and shall not include a rooftop patio; and,
- Unknown materials shall be approved administratively prior to permitting.

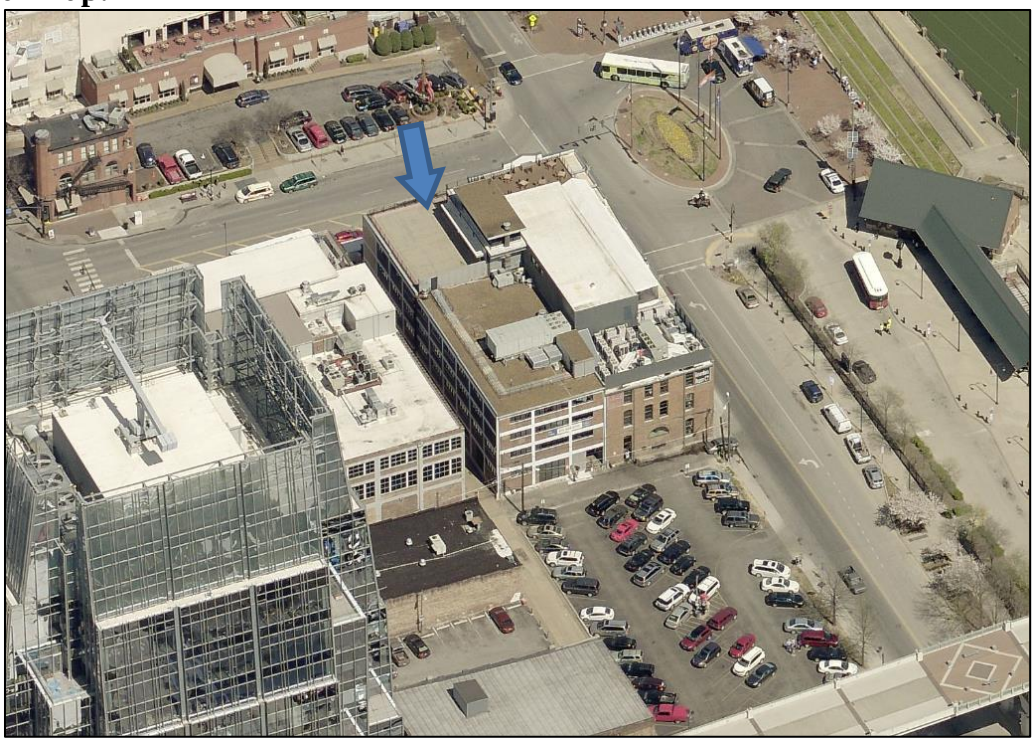
Meeting those conditions, Staff finds that the proposal would meet the design guidelines for the Broadway Historic Preservation Zoning Overlay.

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

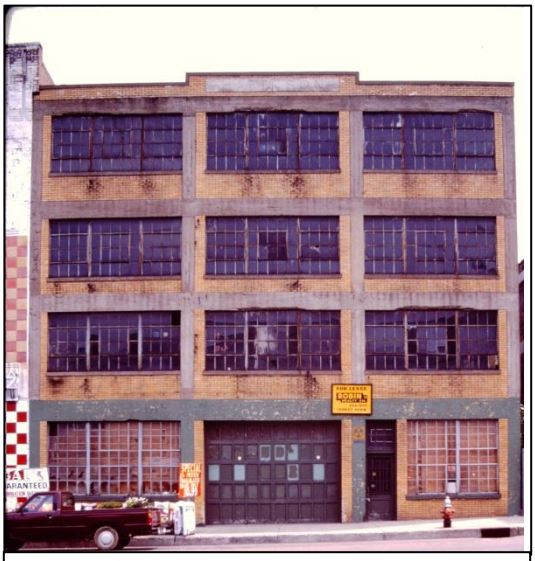


Figure 1: 105 Broadway, 1998 Photo

Figure 2: 105 Broadway, 2010 Photo

Background: 105 Broadway is a four-story building with a reinforced concrete frame and brick curtain walls, with a large central entrance and replacement windows on the front facade. The concrete columns divide the building into three bays on the front and ten bays on the side. The building was constructed circa 1935 to be a wholesale produce warehouse; it currently has a restaurant on the first story with offices above. The rehab includes changing the offices to restaurant/entertainment use.

A partial two-story addition on the roof of the building was constructed in the year 2000, prior to the enactment of the Broadway Historic Preservation Zoning Overlay.
The original windows and doors were also removed in 2000. The upperstory windows and the left bay on the first story were replaced with contemporary storefront-type aluminum windows. The center loading-bay door and the bulkhead and window on the right first story bay were removed, creating an open vestibule and recessed storefront wall.

The right façade was also altered with new openings on the first story and by replacing all of the upperstory windows.

The building was bordered on the right side by a public alley which was closed by Metro in 2000, shifting the property line seven feet, six inches (7'-6") to the right of the building wall, an unusual condition for historic buildings facing Broadway. Since that time the space along that side of the building has been used as a patio, with a railing at the perimeter.

Analysis and Findings: The applicant is proposing to make alterations to the front elevation, to construct side additions, and to construct a rooftop addition.

Front elevation.
The proposal would reconstruct the right first story bulkhead wall and install new windows on the left and right first story bays. The bulkhead will be a buff or tan brick to match the original bulkhead and the windows will be roll-up or overhead windows with a multi-light configuration similar to the original windows. Staff finds the bulkhead reconstruction to meet guideline II.E.3 because the proposed design is more in keeping with the original configuration of the first level.

Figure 3: 105 Broadway, current conditions

The window type is not appropriate as the guidelines require replacement windows to match the original design. In this case, there was originally a roll-up door but only within the central bay. Staff recommends the right bay be enclosed with a window to match the original windows. With that condition, the project meets sections II.H.3 and II.H.4.

The second story windows would be replaced with new aluminum overhead sectional windows that match the appearance of the existing windows. The existing windows are not original therefor replacement may be appropriate, but under guideline II.H.4, missing windows should be replaced with designs that replicate the appearance of the original window. In addition, rollup doors were never found historically on upper levels. With the condition that the replacement windows match the original windows, the project meets sections II.H.3 and II.H.4.

Right side elevation.
The open patio at the ground level will be retained. A multi-light overhead door is proposed to be installed in the first bay on the first story. Although the right side of the building originally faced an alley, Staff considers the first bay on the right side of the building to be a public façade because this portion of the building is highly visible from

the street and the wall has a yellow or buff brick matching the front facade, whereas the brick of the remaining side bays have a more common red color.

There may not have been a window at this location originally; however, when the original front wall was removed it created an opening in this location. Because it is an "existing condition," staff finds a new window may be appropriate. When there is no longer evidence of an original window, the design guidelines require that the new window be appropriate for the building's style and period. Since the buff brick of the front façade wraps this first bay, staff finds that the new window should match the replacement window of the front of the building which, as described previously, should match the original window design. An overhead door does not meet this requirement and does not meet sections II.H.3 and II.H.5 of the design guidelines. With the condition that the side, first level replacement window match the design of the front replacement window, staff finds the project to meet sections II.H.3 and II.H.5 of the design guidelines.

The second through fourth bays of the first story are also proposed to have overhead sectional windows, with the lower portion of the existing wall retained as a bulkhead. Altering original walls and window proportions would not be appropriate on a primary façade, but because these are behind the first bay where the wall has a different color brick, Staff considers these to be on a secondary façade. However, with the exception of loading docks, including the front of this building and the basement-level rear-facing facades on First Avenue, rollup doors were not found historically in the district. With the condition that the new windows are appropriate for the building's style and period, which would not include overhead roll-up windows, staff finds that altering the side, first level windows would meet sections II.H.3 and II.H.5 of the design guidelines.

The proposal includes the installation of new storefront-type windows in the first and second bays of the second story. Unlike the first bay on the first story where the original wall was previously removed, the second story wall is intact, and as a public façade it would not meet design guideline II.H.5 for new window openings to be introduced in the first bay. Because the second bay is not considered a public façade, introducing new windows may be appropriate. The third through fifth bays are also proposed to have overhead sectional windows, with the lower portion of the existing wall retained as a bulkhead. Altering original walls, introducing new windows, and altering existing window proportions would not be appropriate on a primary façade, but Staff considers the side wall behind the first bay, where the wall has a different color brick, to be a secondary and that these undertakings may be appropriate. However, when replacing windows, the design guidelines require that new windows be appropriate for the building's style and period. Overhead windows are not typical of the upperstory of historic buildings and would not meet guideline II.H.5. With the condition that new windows are not added in the first bay and that new windows in the other bays match the style of the original windows, Staff finds that the project meets sections II.H.3 and II.H.4.

A projecting cantilevered balcony is proposed at the second floor level, beginning three feet (3') back from the front edge of the building and extending back eighty feet (80') with a continuous canopy above at the level of the third floor. With the right side alley

having been closed, a condition which would not be likely to be repeated elsewhere, this property is unique in having a side yard (half the original alley) in which to expand. In addition, this "side yard" is not wide enough to accommodate an addition that could look like another building, which would typically be the requirement or even another bay of the existing design. For that reason, Staff finds that a side addition may be appropriate; however, guideline II.H.I states that balconies shall not be added to public facades. Because of the visibility of the first bay and because the brick matches that of the front façade, Staff finds that the balcony would need to begin behind the second bay, fifteen feet (15') back from the front of the building. Additionally, Staff recommends that the canopies be confined to the area directly over the window openings as would be typical of historic window awnings.

Upperstory addition.
A version of the now proposed rooftop addition was administratively permitted on February 16, 2016. Because there are variations to what was previously permitted and the previous addition permitted ties into an additional rooftop request, staff considers the addition fully as a new proposal here.

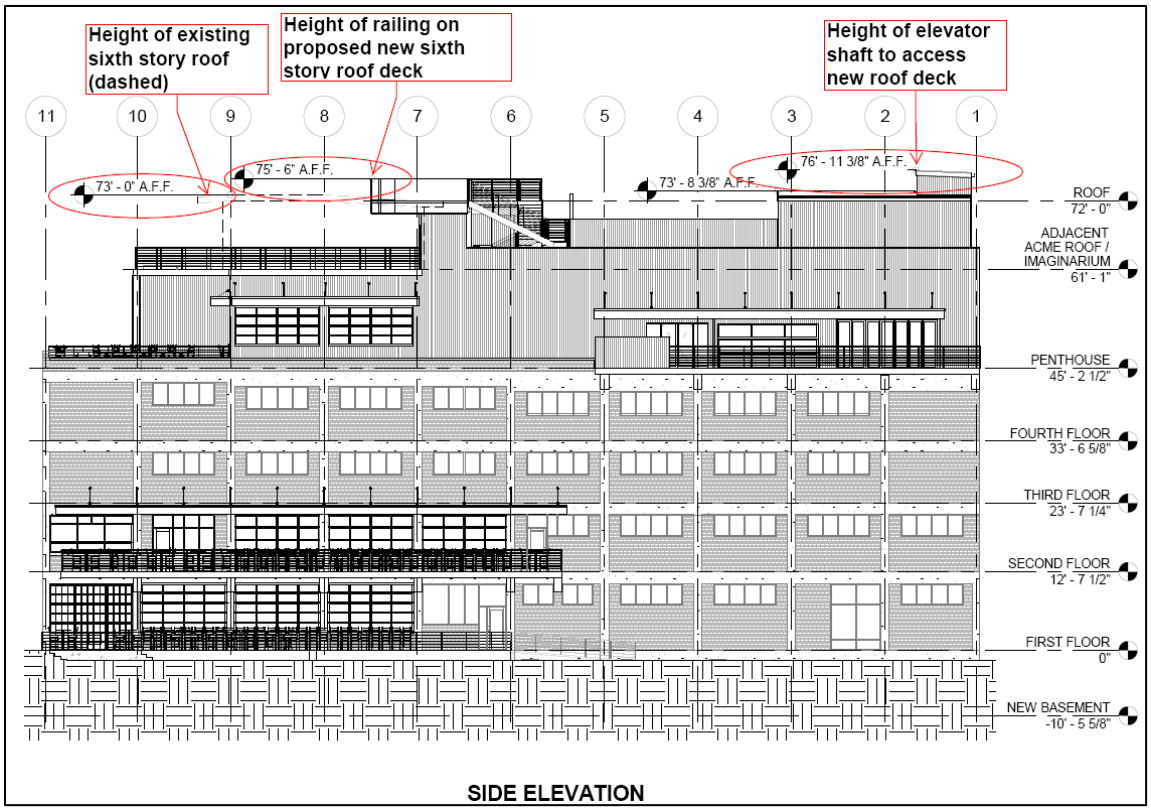
The addition constructed in 2000 created a partial fifth and sixth story to the building above the left bay, step backed fifteen feet (15') from the front wall with a railing above the parapet. The proposed new addition will expand the fifth story across the full with of the historic building, with the new portion stepped back thirty feet (30') from the front of the building, which is more in keeping with the current design guidelines.

The roof height of the fifth story will be thirteen feet, two inches (13'-2") above the top of the original parapet, which is in keeping with the design guidelines; however, the applicant proposes to top the addition with a forty-two inch (42") tall railing to create a deck above. Although this matches the height of the existing fifth floor addition, the railing is twenty-two inches (22") taller than what section III.H.2 of the design guidelines allow. Staff recommends that the height of the new fifth story, including any railing above the roof, be no more than fifteen feet (15') taller than the parapet of the front wall in order to meet the design guidelines and that the railing be changed to a parapet wall.

The expanded fifth story of the building will also include a balcony on the right side from the seventh through tenth bays, extending out seven feet, six inches (7'-6") over the former alley to the property line. Again there is no precedent for a side addition in the Broadway Overlay because buildings generally extend the full width of a lot or have enough lateral space for what visually appears as another building, but because the proposed balcony is not on a public façade and it is set back nearly ninety feet (90') from the front of the building, staff finds that the fifth story side addition will not have a negative impact on the historic character of the building.

The existing sixth floor of the 2000 addition is to be demolished, and a new space will be constructed fifty-two feet (52") back from the front edge of the building. This new 6th story will extend the entire width of the building and the roof height will be one foot (1') shorter than the existing 6th floor, but it will have roughly the same square footage as the

existing space and will be set back twenty-four feet farther back from the front wall. The design guidelines only allow additions to be one story above the form of an historic building. The construction of a partial sixth story does not meet section III.H.2 of the design guidelines, however, Staff finds that permitting the proposed addition in exchange for removing the existing sixth story will result in a more appropriate appearance as the new addition is set farther back and will be less visible. However, this level is also proposed to have a roof deck with a railing at seventy-five feet, six inches (75'-6") above the finished first floor, accessed by an elevator shaft to the rooftop which would be seventy-seven feet (77') tall. Included is a walkway leading to the guitar shaped deck. The walkway, railing, and elevator increase the height and scale of the addition, which is replacing an addition that already exceeds the Broadway design guidelines. Without the deck, which is not present on the existing addition, these taller features would not be necessary. Staff recommends that the upper roof deck be eliminated and that the new addition is no taller than the existing addition.



SIDE ELEVATION

Materials.

The materials of the proposed rooftop addition will match the existing rooftop addition, including metal siding and trim, aluminum and glass storefront type windows. The fifth story will also include overhead multi-light windows. These materials have been approved on numerous comparable rooftop additions in the Broadway Historic Preservation Zoning Overlay, and Staff finds the materials of the proposed addition to be appropriate and to section III.H.1 of the design guidelines. The materials of the balcony and canopies are not indicated on the plans, so Staff would ask that they be approved administratively prior to permitting.

Recommendation Summary: Staff recommends approval of the application to make alterations to the front elevation, to construct side additions, and to construct a rooftop addition with conditions the following conditions:

- New windows on the front façade and the first bay on the first story on the right side shall match the original in appearance;
- The brick wall of the first bay on the second story on the right side of the historic building shall not be altered;
- New windows on the first and second stories on the right side of the historic building shall be appropriate for the building's style and period, which would not have included overhead sectional windows;
- The second-floor balcony shall begin at the second bay, fifteen feet (15') back from the front of the building;
- Awnings above second-level balcony should be limited to the area directly over the window openings;
- The height of the new fifth story shall be no more than fifteen feet (15') taller than the parapet of the front wall of the historic building and any railing necessary shall be parapet wall;
- The height of the new sixth story, including any railings, stairs, or elevators, shall be no taller than the existing addition and shall not include a rooftop patio; and,
- Unknown materials shall be approved administratively prior to permitting.

Meeting those conditions, Staff finds that the proposal would meet the design guidelines for the Broadway Historic Preservation Zoning Overlay.

NORTH

SITE PLAN

1" = 50'-0"

MJM ARCHITECTS

105 Broadway, 4th Floor Nashville, TN 37201
Phone: 615-244-8170 www.mjmarch.com

NASHVILLE UNDERGROUND

105 BROADWAY
NASHVILLE, TN 37201

STREET VIEW - POST ADDITION

STREET VIEW - EXISTING CONDITION

MJM ARCHITECTS

105 Broadway, 4th Floor Nashville, TN 37201
Phone: 615-244-8170 www.mjmarch.com

NASHVILLE UNDERGROUND

105 BROADWAY
NASHVILLE, TN 37201

STREET VIEW - POST ADDITION

STREET VIEW - HISTORIC PHOTO

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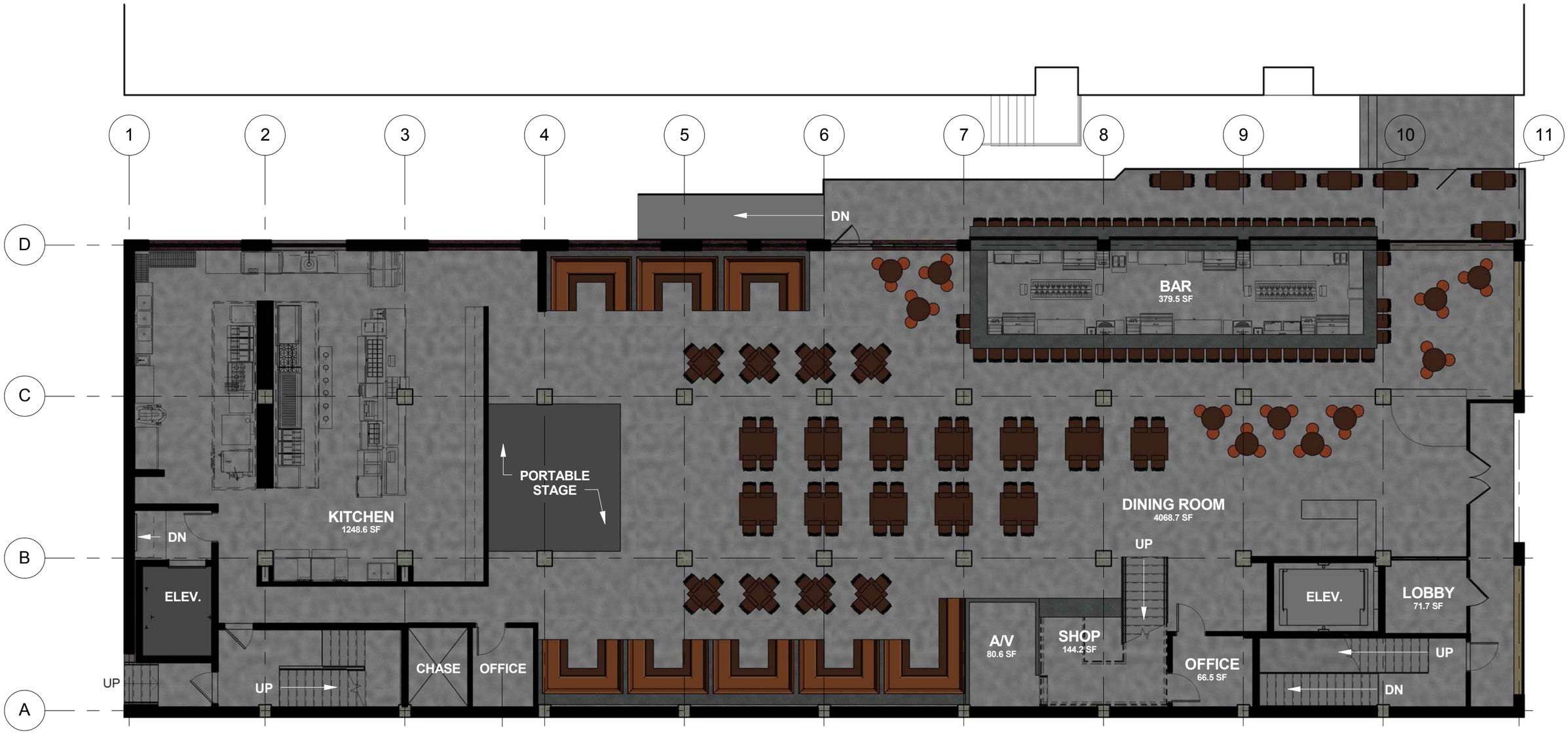
NASHVILLE UNDERGROUND

105 BROADWAY
NASHVILLE, TN 37201



1ST FLOOR PLAN

3/32" = 1'-0"

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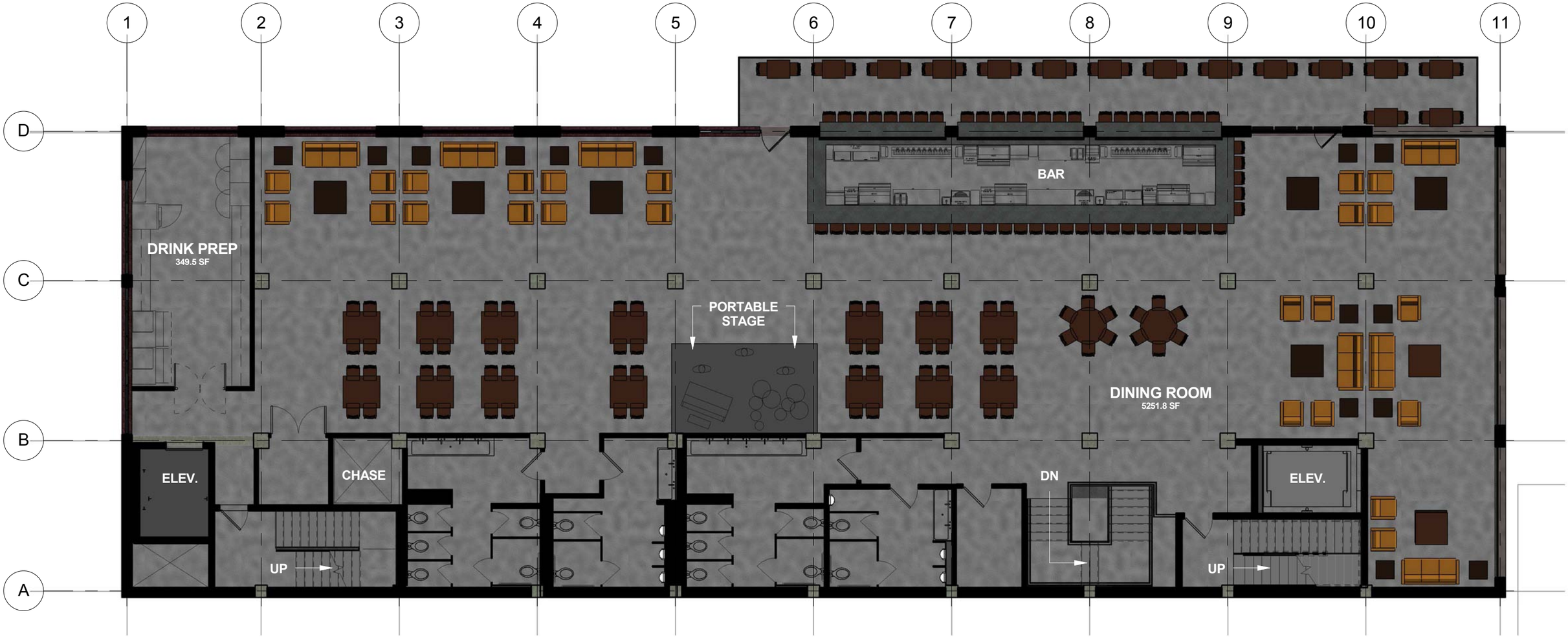
NASHVILLE UNDERGROUND

105 BROADWAY
NASHVILLE, TN 37201



2nd FLOOR PLAN

3/32" = 1'-0"

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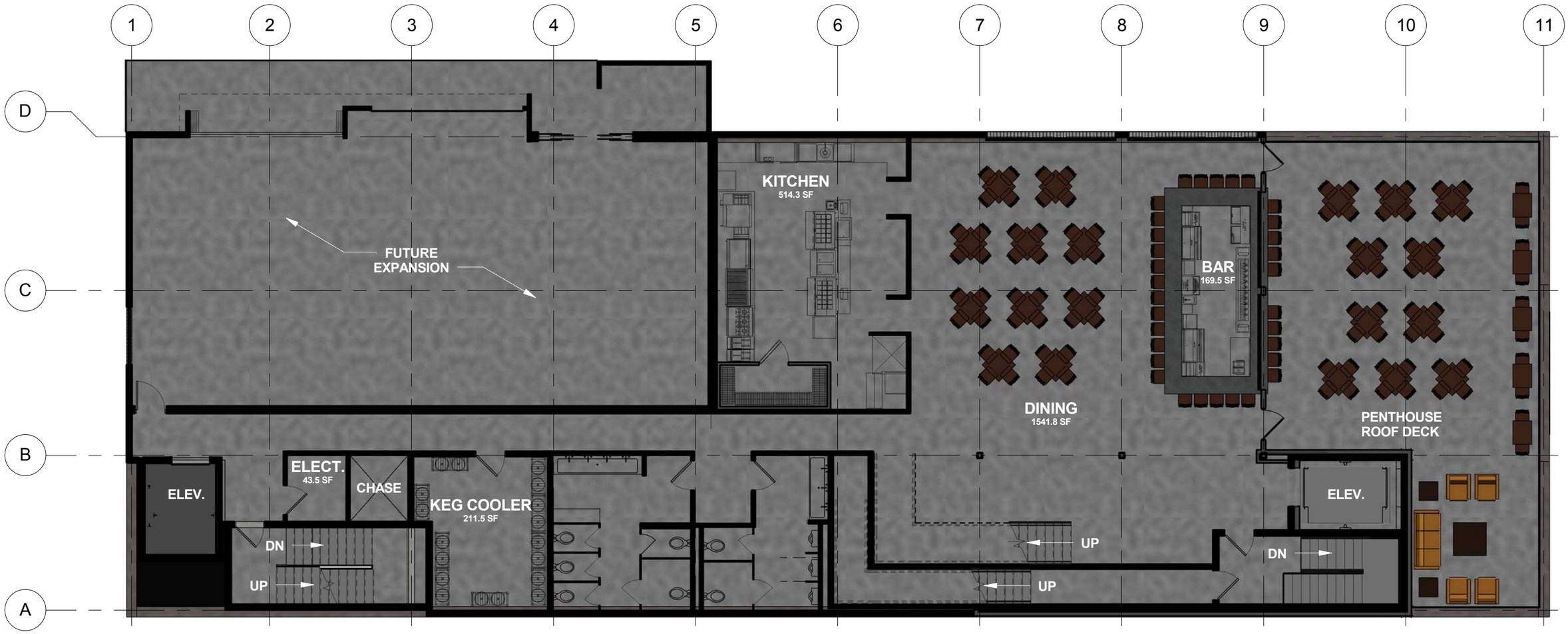
NASHVILLE UNDERGROUND

105 BROADWAY
NASHVILLE, TN 37201



PENTHOUSE PLAN

3/32" = 1'-0"

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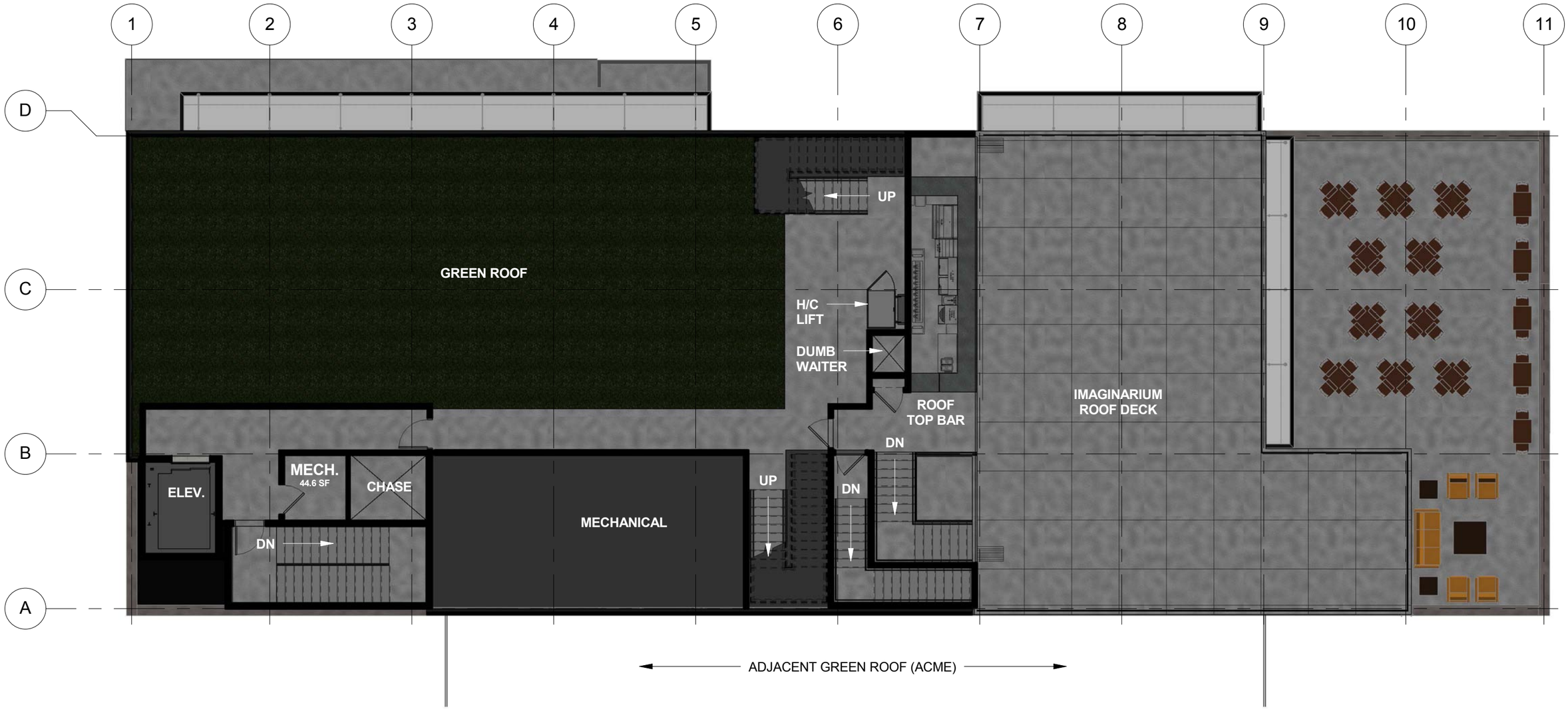
NASHVILLE UNDERGROUND

105 BROADWAY
NASHVILLE, TN 37201



IMAGINARIUM PLAN

3/32" = 1'-0"

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Phone: 615-244-8170 www.mjmarch.com

NASHVILLE UNDERGROUND

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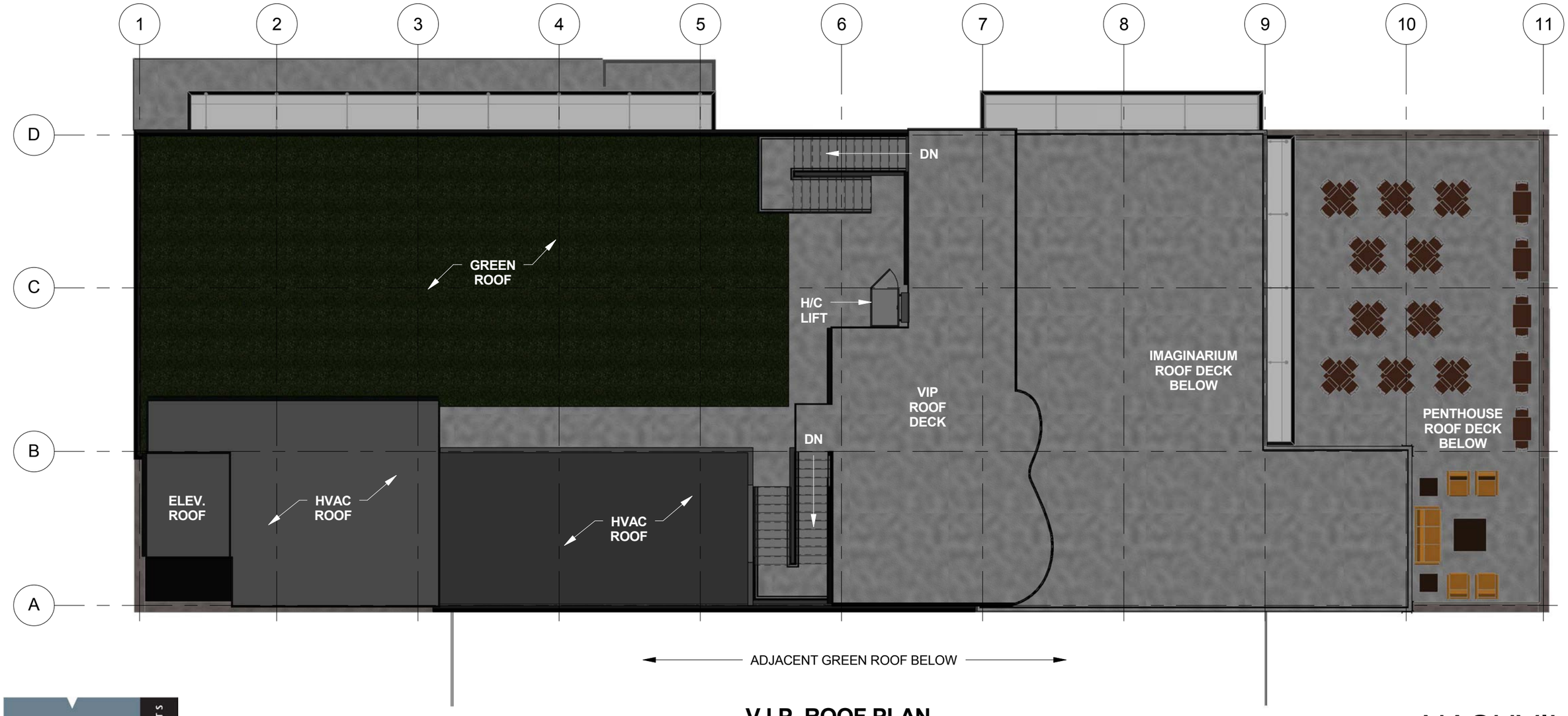

V.I.P. ROOF PLAN

3/32" = 1'-0"

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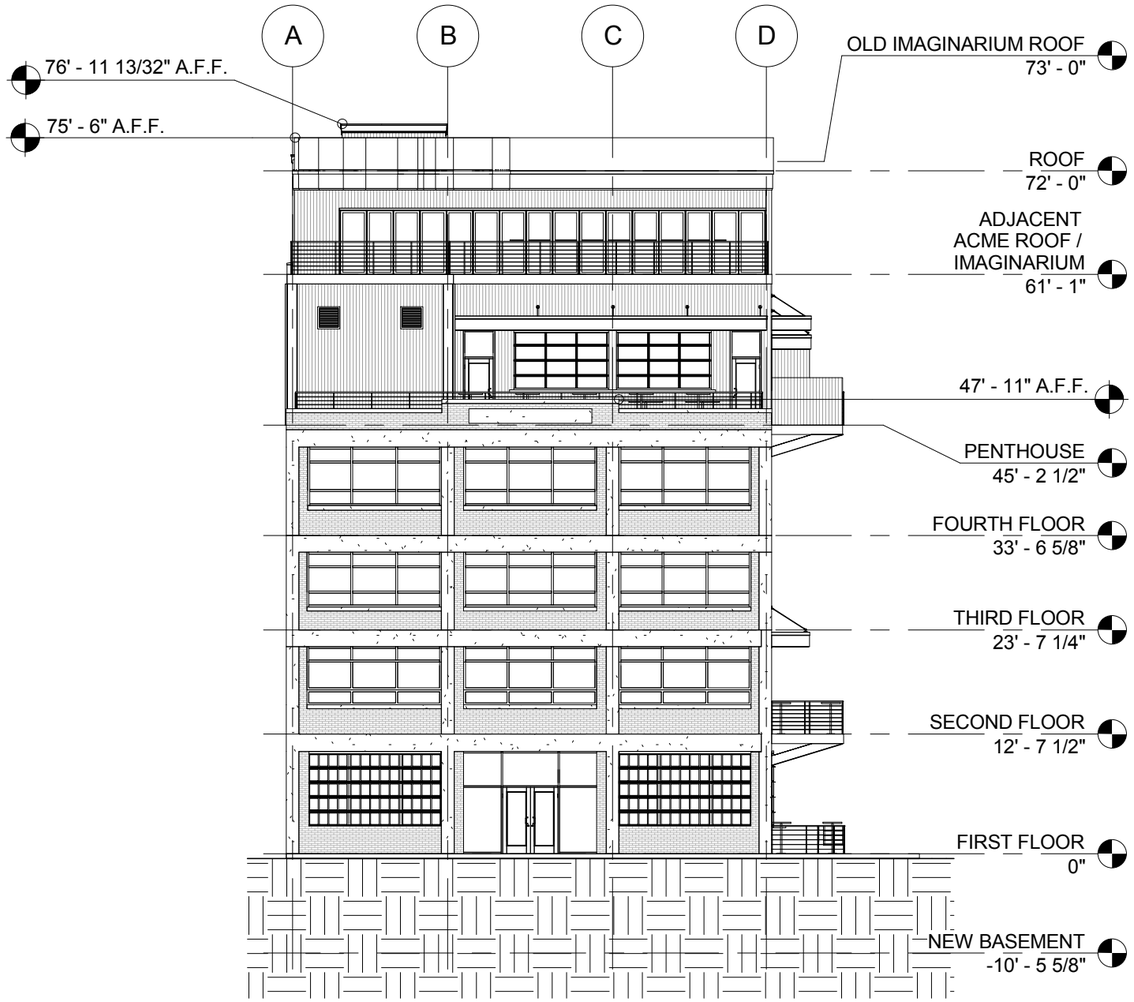
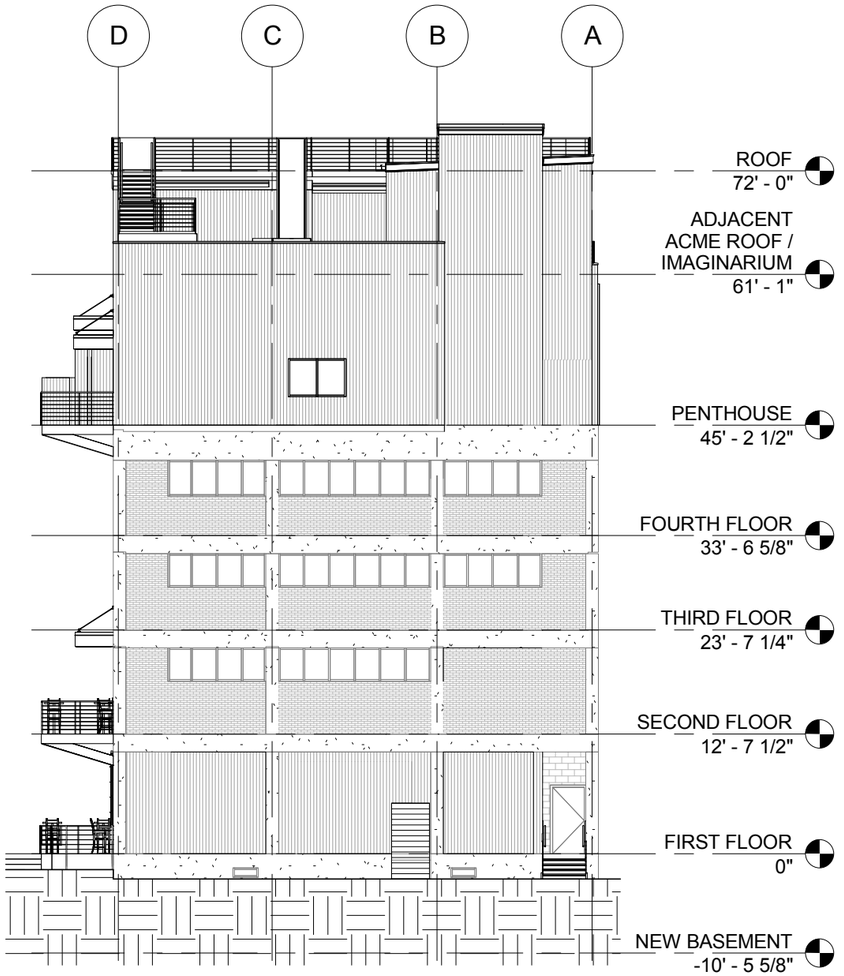


FRONT ELEVATION

1/16" = 1'-0"



REAR ELEVATION

1/16" = 1'-0"

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NASHVILLE UNDERGROUND

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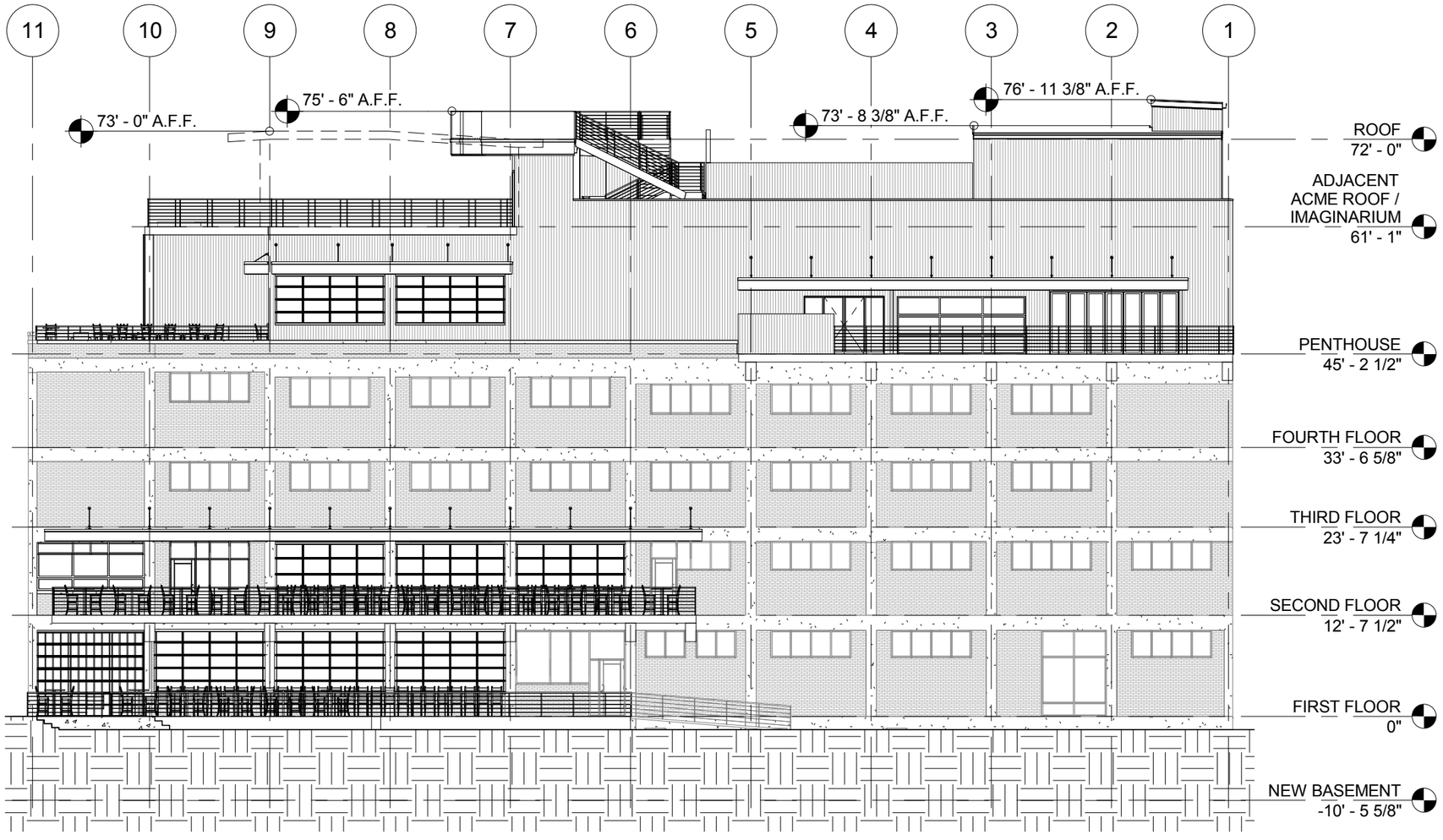

SIDE ELEVATION

1/16" = 1'-0"

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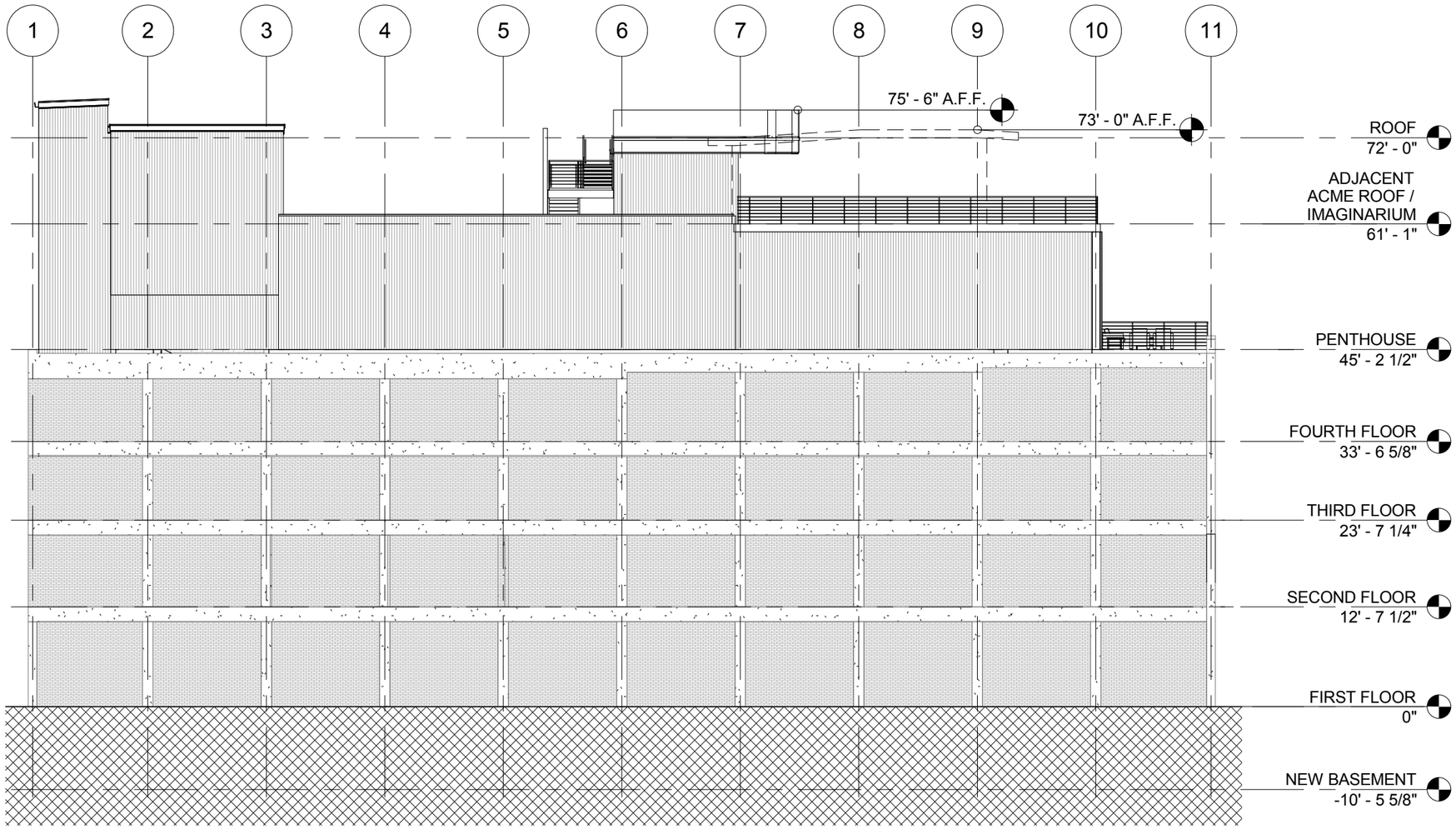

ACME ELEVATION

1/16" = 1'-0"

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NASHVILLE UNDERGROUND

105 BROADWAY
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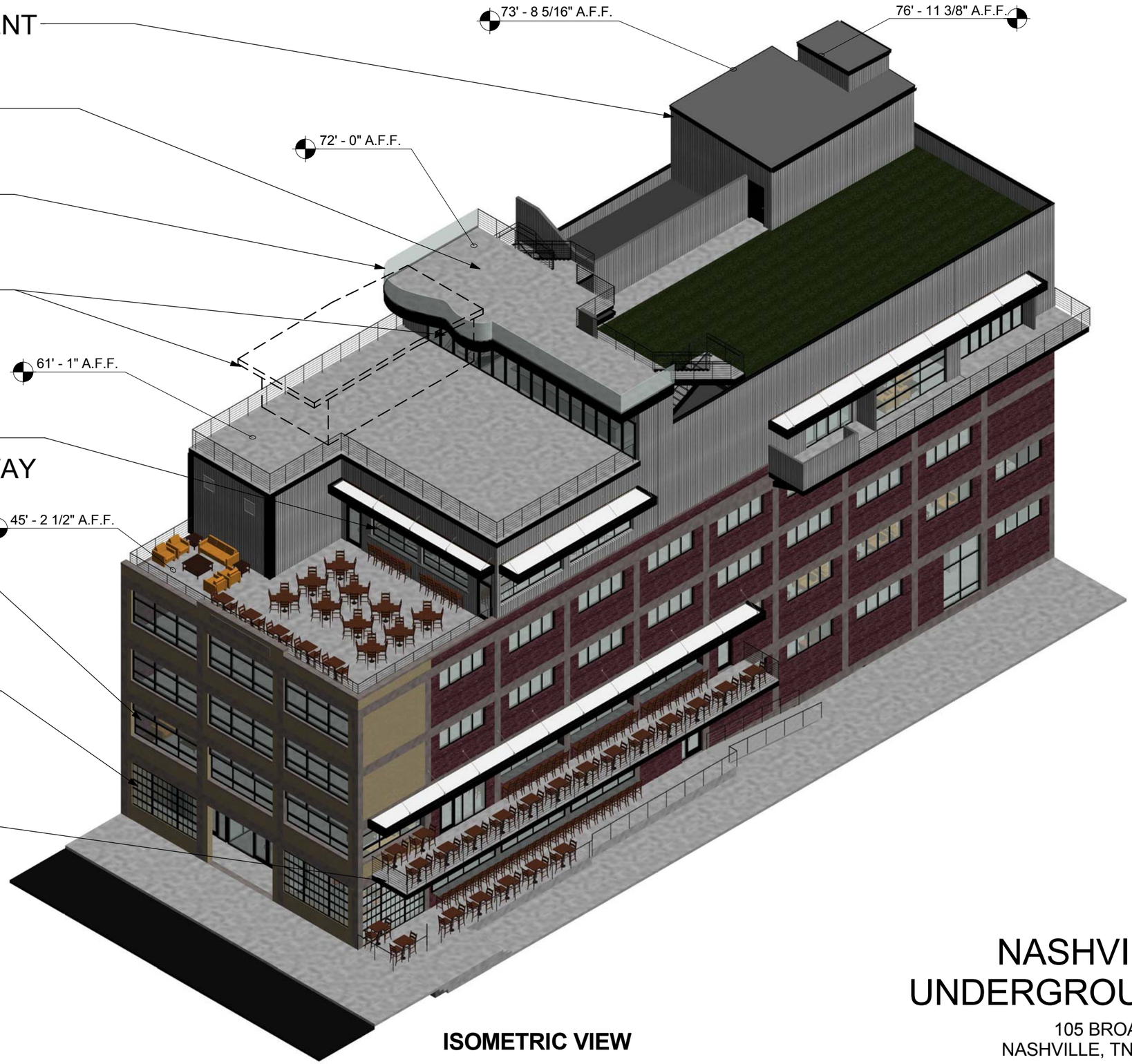
- NEW INGRESS / EGRESS ELEMENT
- NEW VIP ROOF DECK
- NEW GLASS GUARDRAIL
- EXISTING ROOF STRUCTURE RELOCATED FURTHER FROM BROADWAY SIGHT LINE
- NEW PENTHOUSE ADDITION SET BACK 30'-0" FROM BROADWAY
- NEW OVERHEAD DOORS TO MATCH EXISTING WINDOWS
- NEW OVERHEAD DOORS, MULLION SPACING TO MATCH ORIGINAL HISTORIC WINDOWS
- NEW BALCONY SET BACK 3'-0" FROM FRONT



ISOMETRIC VIEW

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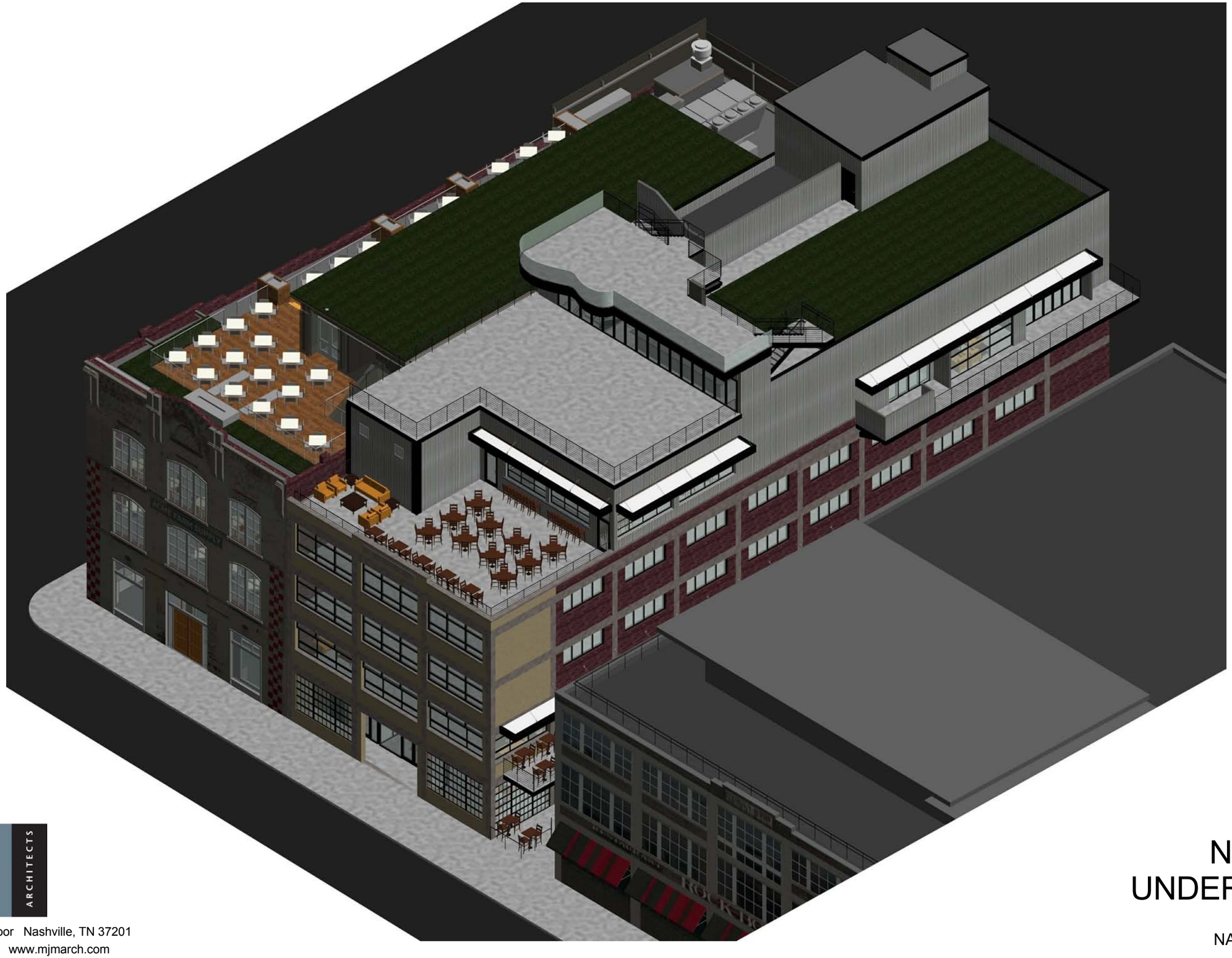

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NASHVILLE UNDERGROUND

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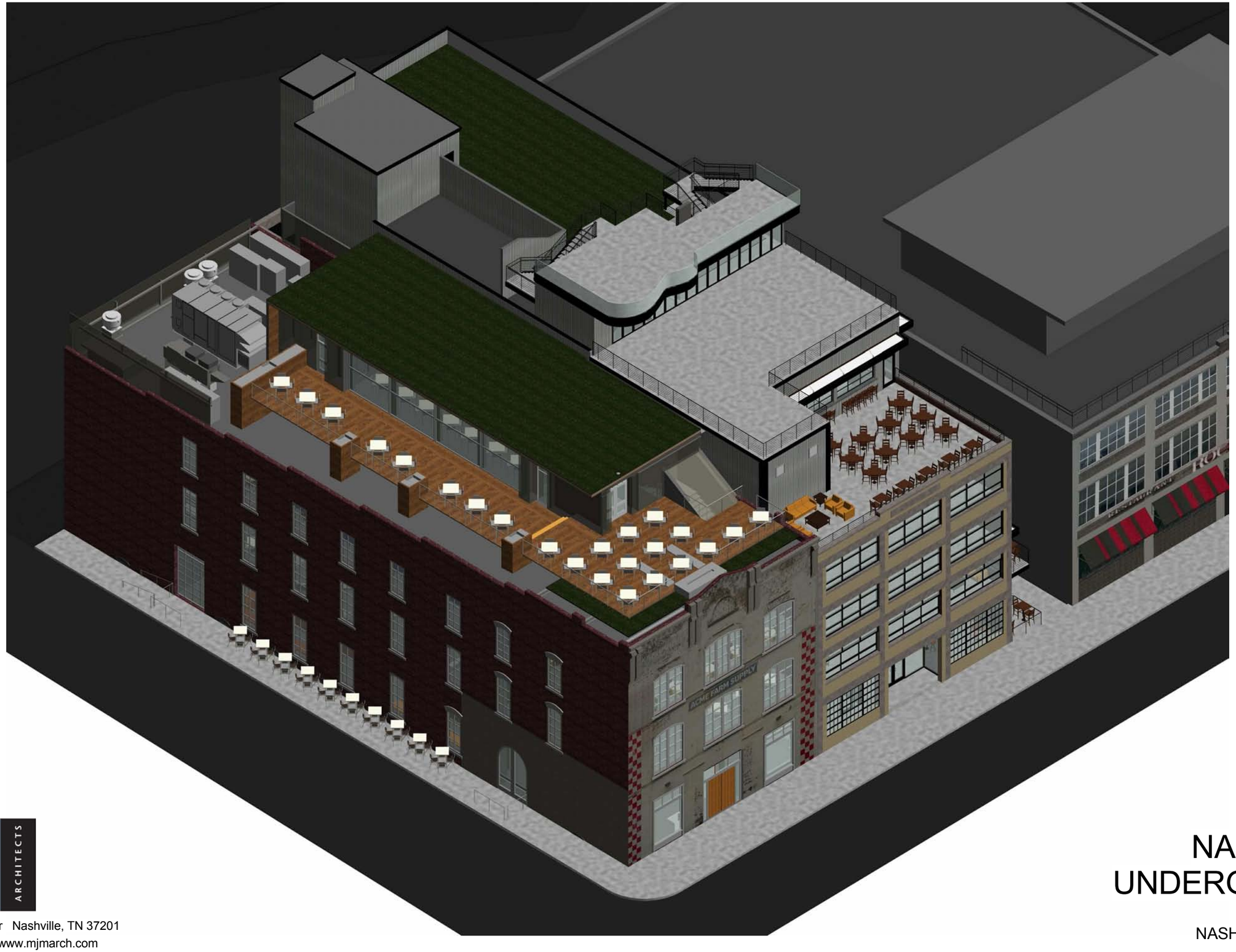

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