



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
409 Broadway
March 16, 2016

Application: Alterations

District: Broadway Historic Preservation Zoning Overlay

Council District: 19

Map and Parcel Number: 09306400600

Applicant: Remick Moore

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project:

The applicant proposes alterations to the storefront façade of 409 Broadway, historically the Lawrence Record Shop.

Recommendation Summary:

Staff recommends disapproval of the application, finding that the proposed alterations to the storefront do not meet the principles of the Secretary of Interior's Standards (section I.B), or sections II. A, B, C, and E of the design guidelines for the Broadway Historic Preservation Zoning Overlay.

Attachments

A: Photographs

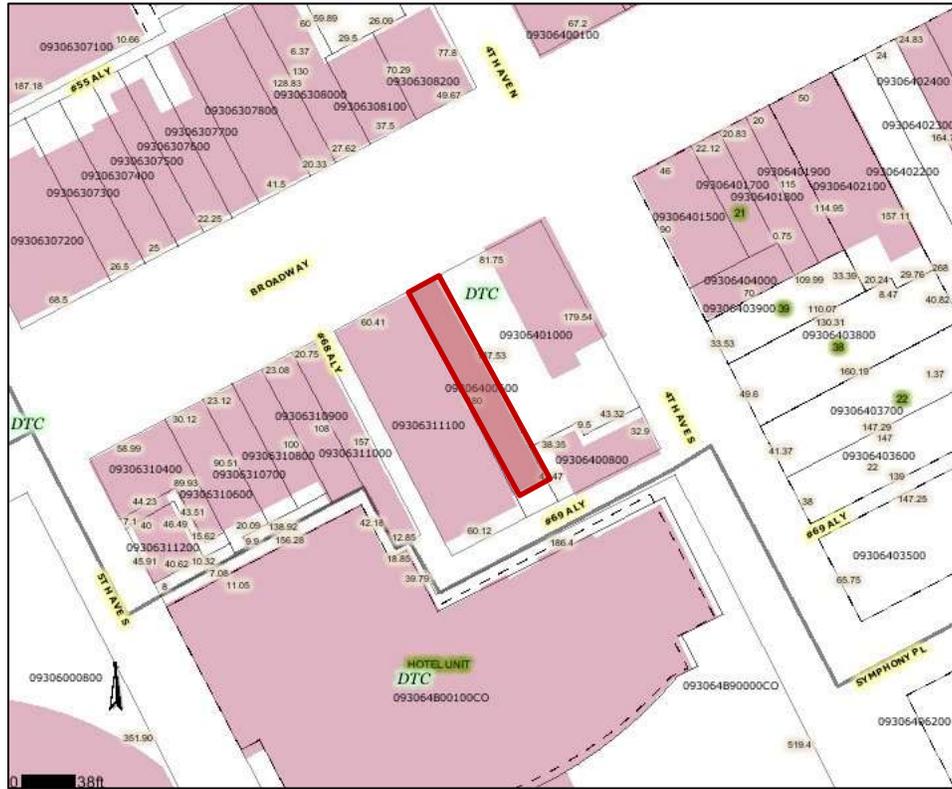
B: Floor Plans

C: Elevations

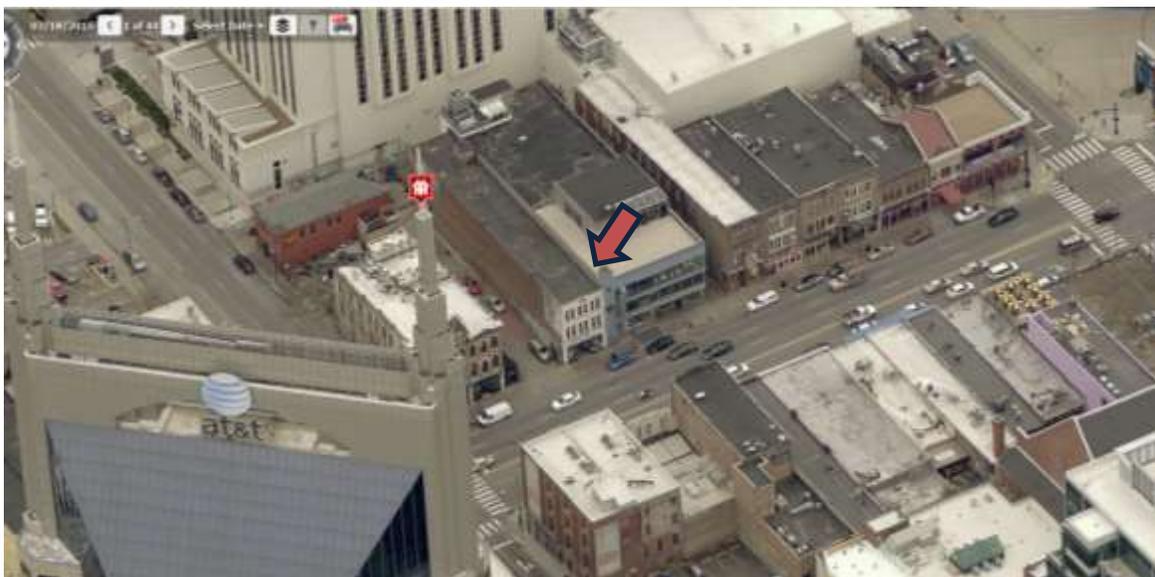
D: Façade

E: *A Market & Design Study of Broadway*

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.

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.

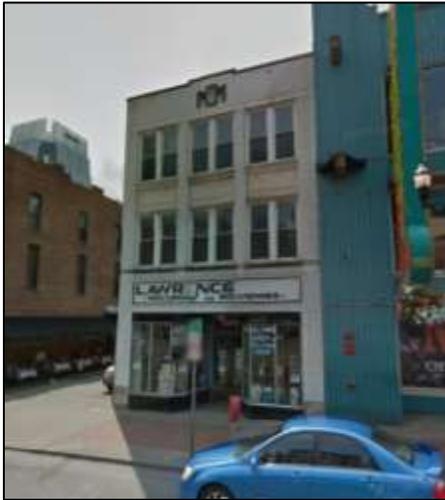


Figure 1. 409 Broadway

Background: 409 Broadway is a three-story commercial building. The National Register nomination dates the building to 1910. According to the city directories, it was a grocery for its first few years and was then Phillips & Quarles Hardware Store at least from 1931 to 1951. The Lawrence Brothers Shoe and Western Wear Store started in 1954 and the family switched to the Lawrence Brothers Record Shop in 1964. The name changed to Lawrence Record Shop in 1994 when Jack Lawrence, Sr died and the business was run by his widow Ida Lawrence and one of her sons.

Analysis and Findings:

The applicant proposes to alter the storefront at 409 Broadway by relocating the central entrance to one side and reconstructing the storefront in order to construct a two-story atrium in the interior.

Storefront, Display Windows, Bulkheads: The current storefront includes structural glass and storefront windows. In the 1930s, structural glass such as Carrerra and Vitrolite, became popular as a way to update earlier storefronts and across the country is commonly considered a historic character defining feature. This particular glass may have been installed a little later. The family dramatically changed their business in 1964 from a Western Wear store to a record shop which may have been the time of the update. The earliest photograph the department has on file is from the 1970s and shows the black glass. Although it may not be as early as 1930, it is still considered a historic feature of the building.



Figure 2. Historic storefront

A Market and Design Study for the Broadway National Register Historic District, commissioned in 1982, called the building an “architecturally significant structure” and made the following recommendations:

- Repair existing storefront or install compatible contemporary storefront;
- Restore upper façade windows;
- Maintain or restore painted sign at side of building.

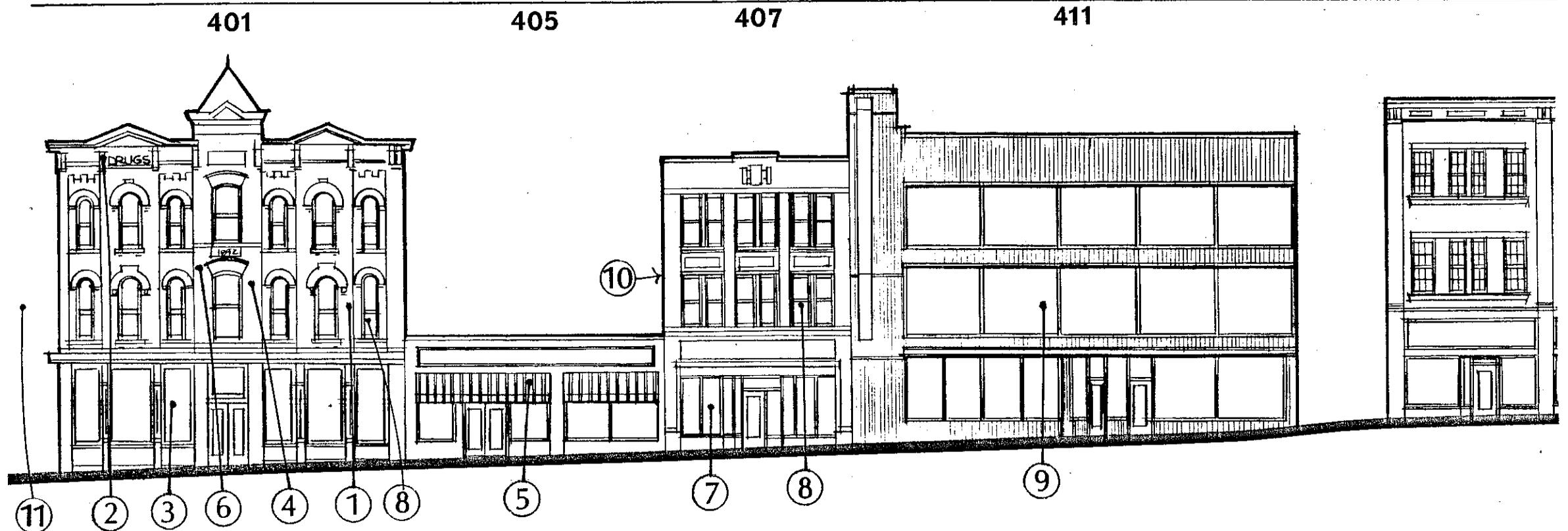
Since 1982 however, the storefront has passed fifty years of age and has become an important historic element of this building.

The applicants are requesting the reconstruction of the storefront because of the desire to construct an atrium inside. Under section II. *Rehabilitation, general principles*, the design guidelines state that “interior changes that affect the exterior appearance of upper facades including changing original floor levels should be avoided.” Although this section states it is for upper level windows, staff believes this is only because it was not contemplated that interior alterations, such as changing floor levels, would negatively affect the storefronts. This is in keeping with the Secretary of Interior Standards, on which the design guidelines are required to be based on according to state law. Secretary of Interior Standard #1 for Rehabilitation (design guidelines section I.B) states that “A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.” Staff finds that the interior changes are the only reason for the reconstruction of the historic storefront and therefore the proposal does not meet section II.A. and E of the design guidelines.

Doors and Entryways: The applicant proposes relocating the entryway to the right side of the storefront. The existing configuration is a historic element of this building. The design guidelines require to the configuration of historic doors and entrances be retained. In addition, the need for the relocation is due to interior alterations as described previously, which does not meet the Secretary of Interior’s Standards. Staff finds that the project does not meet section II.A and B

Recommendation: Staff recommends disapproval of the application, finding that the proposed alterations to the storefront do not meet the principles of the Secretary of Interior’s Standards (section I.B), or sections II. A, B, C, and E of the design guidelines for the Broadway Historic Preservation Zoning Overlay.

FACADE RECOMMENDATIONS



400 BLOCK, SOUTH SIDE

- | | | | |
|--|--|---|---|
| ① Remove paint and repair brick as necessary. | ④ Repair structure and restore brick facade. | ⑥ Remove fire escape, if possible. | ⑨ Maintain in existing good condition with interesting window displays. |
| ② Restore original cornice. | ⑤ Install canvas awning and new sign as shown. | ⑦ Repair existing storefront or install compatible contemporary storefront. | ⑩ Maintain or restore painted sign at side of building. |
| ③ Reconstruct original storefronts or remove inappropriate elements and rehabilitate existing storefronts. | | ⑧ Restore upper facade windows. | ⑪ Remove projecting sign and install more appropriate signage according to sign guidelines. |



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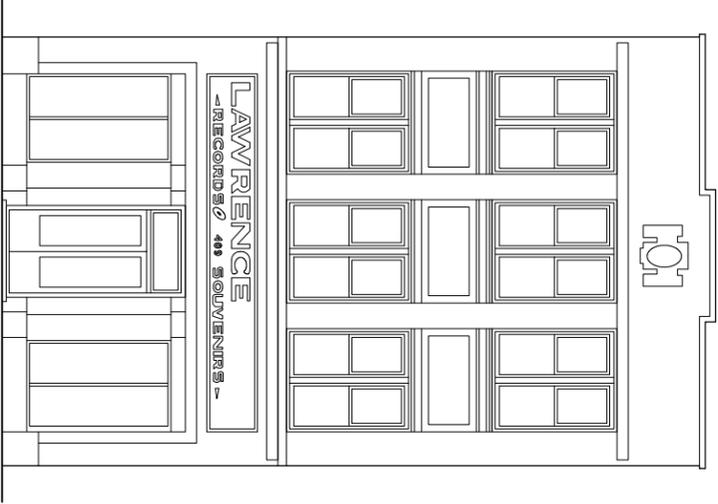
409 Broadway
Nashville TN 37203

existing

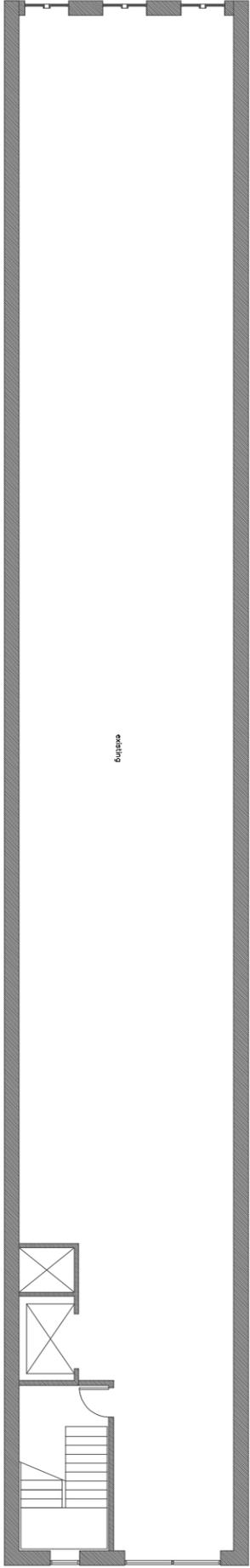
H1
design development
2-29-16



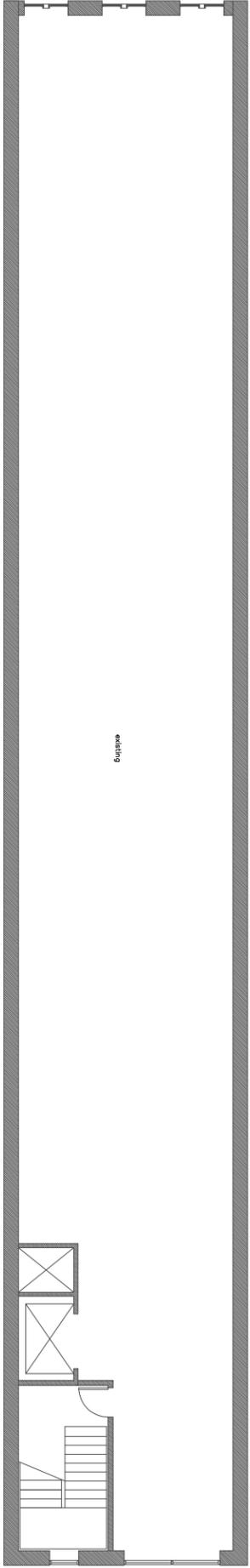
5 photo
N15



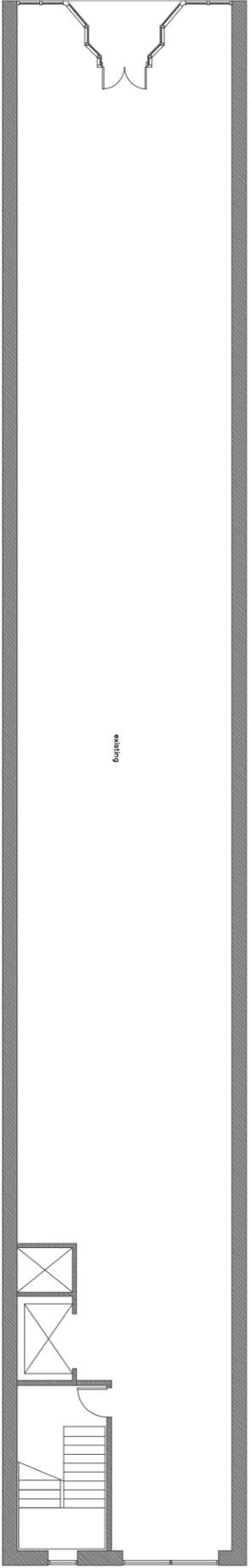
4 existing elevation
3/32" = 1'



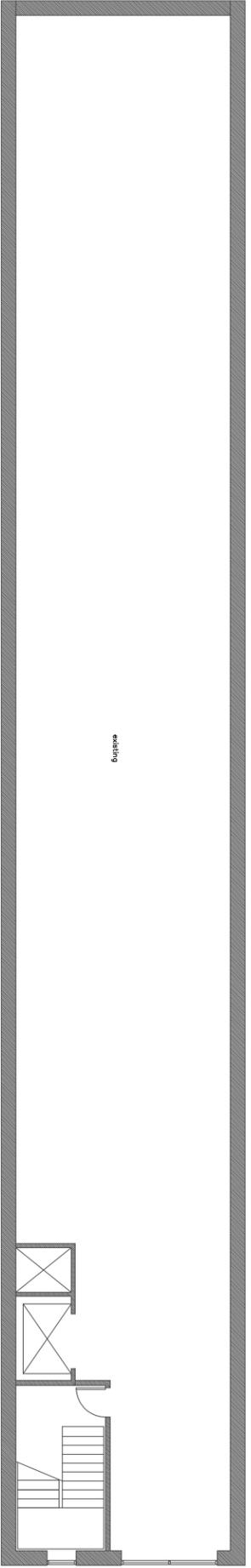
4 3rd floor
1/16" = 1'



3 2nd floor
1/16" = 1'



2 first floor
1/16" = 1'

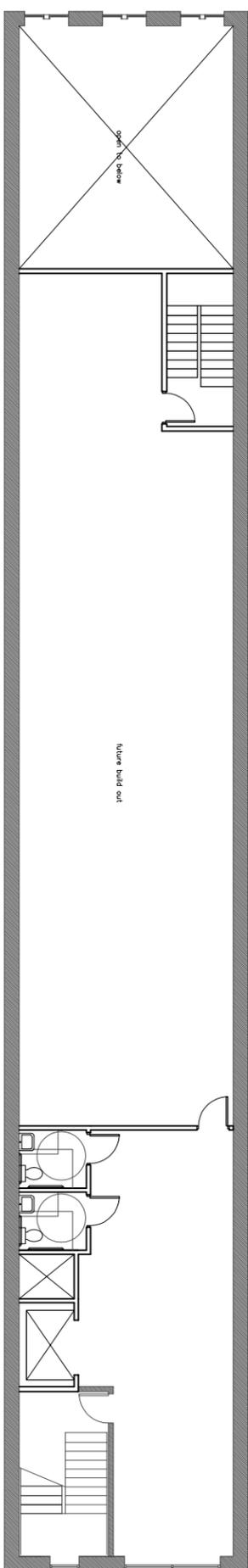


1 basement
1/16" = 1'

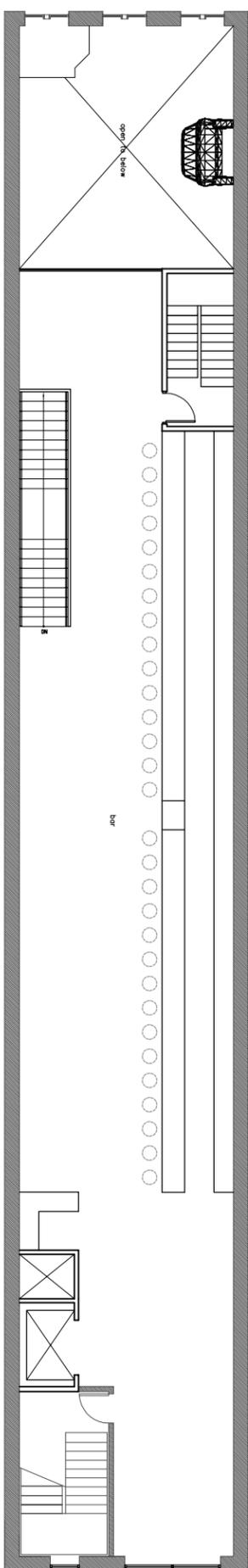


REMICK MOORE
ARCHITECT

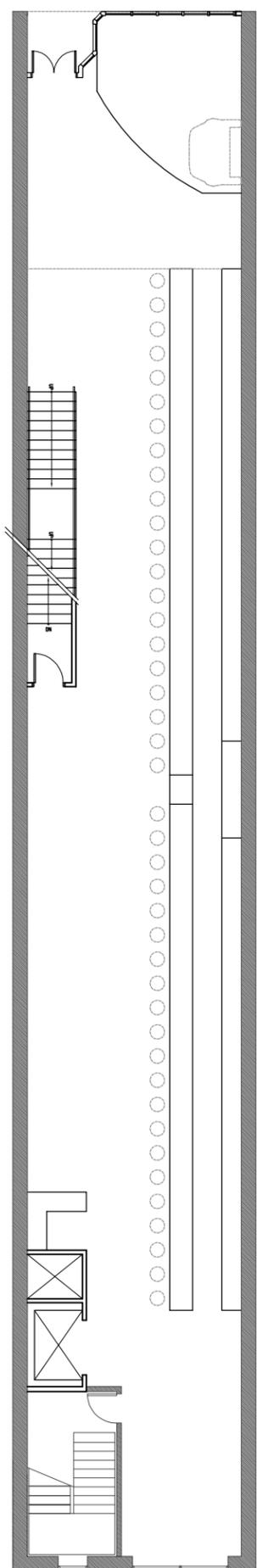
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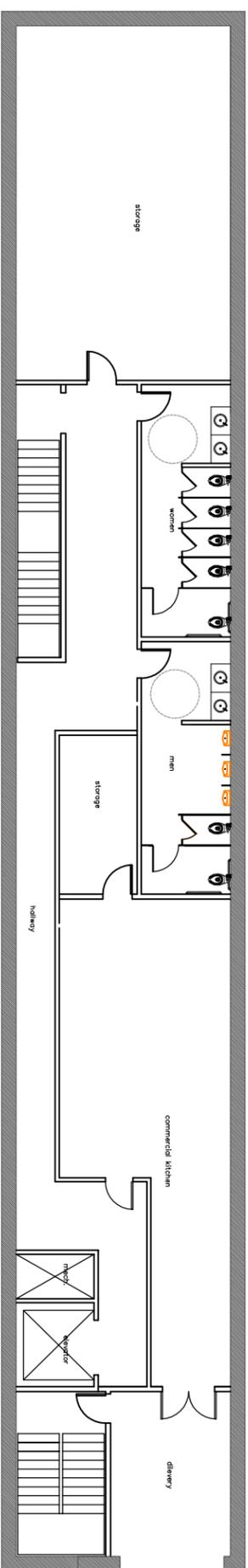
4 3rd floor
1/16" = 1'



3 2nd floor
1/16" = 1'



2 first floor
1/16" = 1'

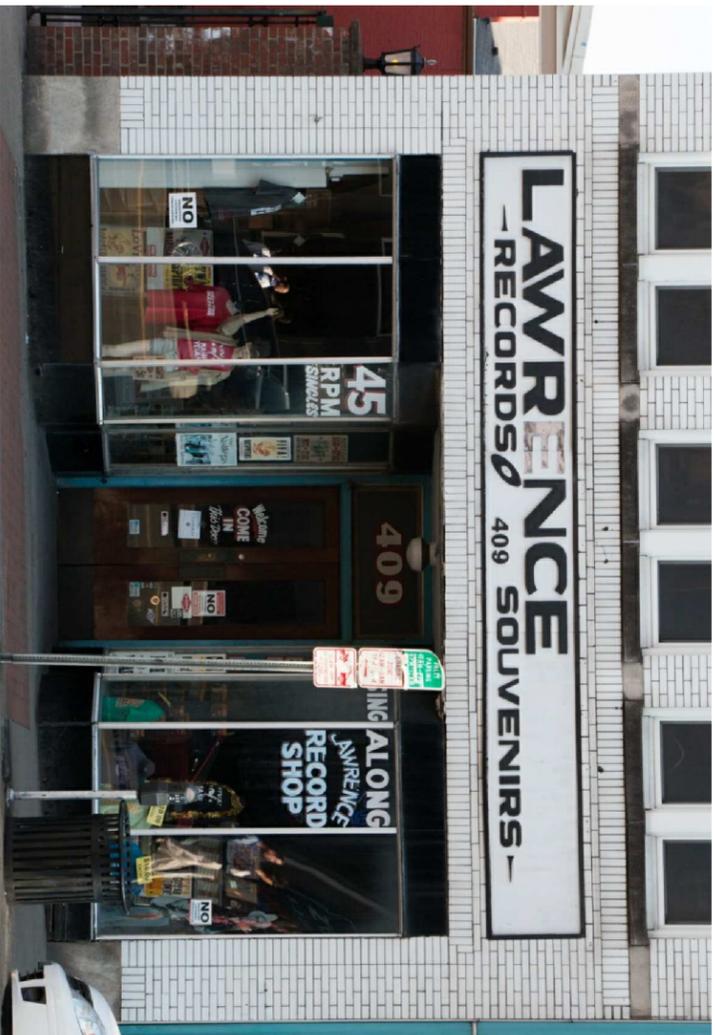


1 basement
1/16" = 1'

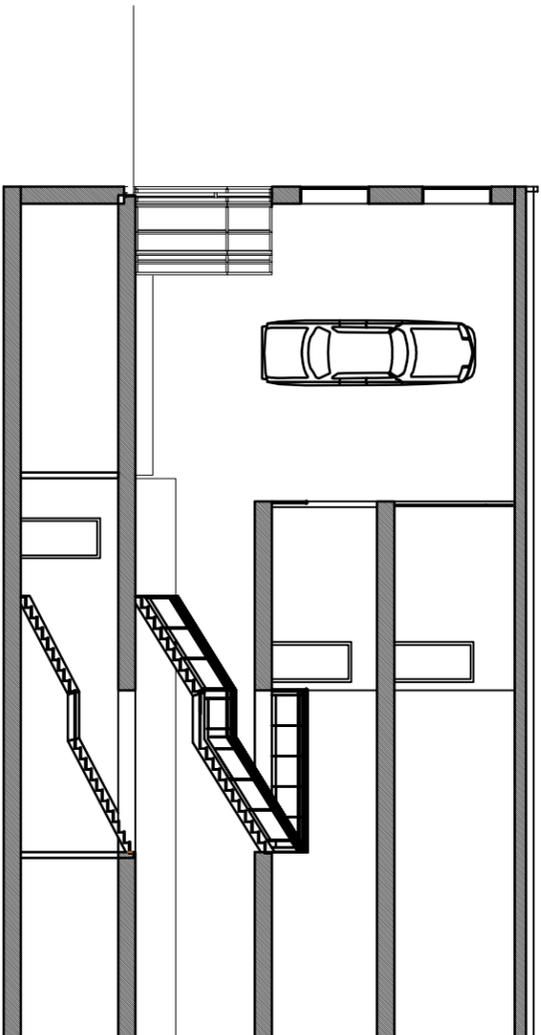
409 Broadway
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plans

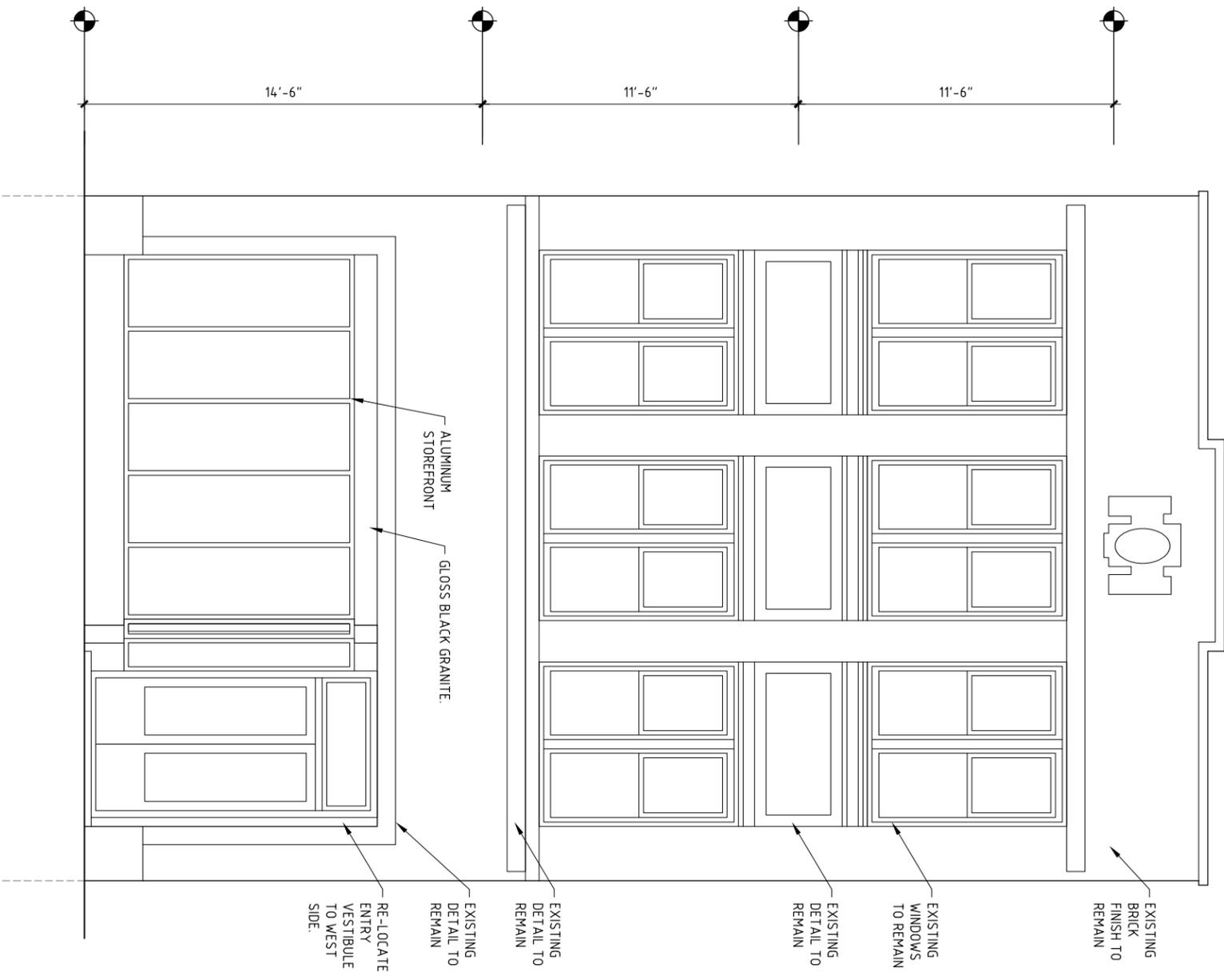
H2
design development
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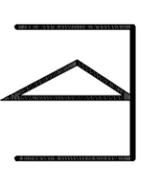
1 REFERENCE PICTURE
NTS



1 CONCEPTUAL SECTION OF ATRIUM
1/8" = 1'



1 BROADWAY ELEVATION
3/16" = 1'



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