

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
208-210 Broadway
October 19, 2016

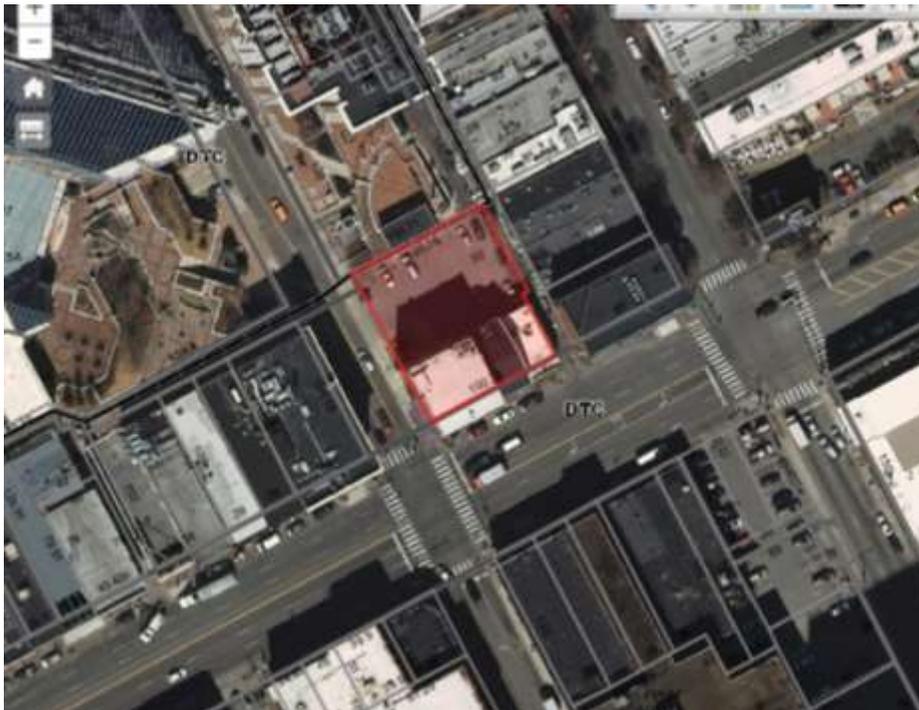
Application: New construction-addition, Alterations
District: Broadway Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306211100
Applicant: Kristy Angyal/ Kip A. Moore & Associates
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The project is for rehabilitation of two contributing buildings and a rooftop addition on one of the buildings.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
<p>Recommendation Summary: Staff recommends disapproval finding that the project does not meet section II.of the design guidelines for alterations to historic buildings.</p>	

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. Rehabilitation

General Principles: Facades

Interior changes that affect the exterior appearance of upper facades including changing original floor levels should be avoided.

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.
3. If replacement windows or window surrounds are necessary, replacements should replicate originals. 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.
5. Steel windows should be replaced with steel or aluminum designs that replicate the appearance of the original window.
6. 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.
7. 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.
8. 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.
9. 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 and the use of signage and awnings.
3. 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. Spotighting 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.

V. Demolition

1. Demolition is not appropriate if a building or a major portion of a building contributes to the architectural or historical significance or character of the district.
2. Demolition is appropriate if a building or a major portion of a building does not contribute to the historical or architectural character and importance of the district.
3. Demolition is appropriate if a building or a major portion of a building has irretrievably lost its architectural and historical integrity and importance, and its removal will result in a more historically appropriate visual effect on the district.
4. Demolition is appropriate if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.120.190, as amended, of the historic zoning ordinance.

A Market and Design Study for the Broadway NR Historic District

No recommendations are provided for 210 Broadway. Restoration of upper windows, installation of new storefront and signage and removal of existing sign are recommendations for 210 Broadway.

Background: This parcel includes three buildings facing Broadway and a parking lot behind them. Only two of the buildings (208-210) are a part of this request.

All three buildings received an MDHA loan in 1992 for work that included repointing, removing all brick in-fill from window openings and in-kind repairs. 208 Broadway, according to the National

Register Nomination for the Broadway Historic District, is a mid-nineteenth century residence that originally had a third story with pitched roof. The third story was removed



Figure 1: 210 and 208 Broadway

and the roof form changed to a flat roof in the 1950s. The nomination also notes that the first story was altered. The current storefront, signage and light fixtures were constructed in 2003. Staff recently approved relocation of the signage, which is later signage than that mentioned as inappropriate in *A Market Study*.

210 Broadway is a mid-nineteenth century residence with metal window hoods. The nomination notes that this building's first story has also been altered. It is only 1 of 2 intact pre-Civil War residences.



Figure 2: This image shows 210 Broadway in the middle and 208 Broadway to the right with its original 3rd story.

Analysis and Findings:

The current proposal does not include lighting or signage.

Interior changes: Although the interior of buildings themselves is not reviewed, the design guidelines do state that interior changes that affect the exterior should not be undertaken. The current plan is to remove the entirety of the party wall between the two buildings. Staff is concerned that it could not only affect the exterior look of the buildings but cause the complete failure of the two buildings. In addition, the floor lines of 210 Broadway will be altered which means that the second level will cover a portion of the transoms. Staff finds that without a scope of work explaining how the building will be stabilized during construction, an engineer report confirming that the buildings' structural integrity will not be compromised with this alteration, and without placing the floors in a location where they do not obscure openings, such changes are inappropriate and do not meet section II. General Principles for Facades and section V for demolition.

Storefront alterations: Both buildings include alterations to the ground floor storefronts, which is appropriate since the original first level facades do not remain. Both include proposed full-light wood doors, which meets the design guidelines.

210 Broadway will have a recessed entrance, similar to many that are seen historically on Broadway with transoms above, paneled bulkhead below and secondary entrance to the left. One area that should be a clear-glazed storefront will be an opaque fixed window because of the moved 2nd level floor. Staff finds this to be inappropriate, as it does not meet section II. General Principles for Facades.

The proposed storefront façade for 208 Broadway is stepped back to be behind two support posts that are currently interior elements, located to each side of the central entrance. The proposal also includes NANA walls and a non-operable door. Although storefronts historically do sit back a few inches from the brick façade, the proposed does not meet the design guidelines as the structural supports are exposed. The NANA wall should be seamless in a two-window storefront type configuration to meet section II C. for storefronts. In addition, the entrance does not appear as a principle entrance, which does not meet section II.B of the design guidelines.



Figure 3: Existing storefront. Support posts are interior.



Figure 4: The posts at 308 Broadway is an example of how the support posts at 207 Broadway could be incorporated into the design of the new storefront for 208 Broadway.

Upper levels: There are no proposed changes for the front, upper level of 210 Broadway. The existing shingle roof, brick and windows will all remain. New openings will be cut into the right, upper-level elevation including doors, windows and roll-up doors. Staff finds this to be appropriate since this elevation does not include character defining features, and although visible, do not affect the primary look and character of the building. The project meets section II.H and I.

The upper level windows on the front of 208 Broadway will be replaced with 4/4 double-hung windows. The dimension of the window openings will not be altered. Staff finds this to be appropriate since the existing windows are not original and the original window design is unknown. New doors will be added to the rear façade, where the design guidelines allow for new openings. The project meets section II.H.

The right side, upper level of 208 Broadway faces an alley. Two existing windows will be altered in dimension and one will be enclosed. Staff finds this to be appropriate since this elevation is not a public façade and the windows are not character defining features. The front, right side, and rear walls of 208 Broadway will increase by approximately three-feet (3') to create a parapet wall and include one-inch (1") recessed panels with sills matching the windows below on the front. Since this building used to be three-stories and parapet walls are a common roof form in the district, staff finds the alteration to meet the design guidelines. It is not known if an exact match to the existing brick is possible; however, a variation in brick will show how the building has changed over time and distinguish new from old. With staff's approval of brick and stone, the project meets design guideline II.I and II.L.5.

Paint: Neither building is proposed to be painted. The project meets section II.M.

Mechanicals: Mechanicals will be located on the rooftop addition of 208 Broadway and screened. Since the addition meets the height requirements, this is an appropriate location for mechanicals and meets Section II. L.

Rear façade: A metal staircase will be added to the rear façade which meets section II.N.3 and II.Q



Figure 5: Rear façade of 208-210 Broadway.

Rooftop Addition: The covered portion of the rooftop addition will be approximately thirteen feet (13') from the top of the new parapet wall and stepback the required thirty feet (30'). A side stepback is not required since this is not a corner lot. A railing is not required since the parapet wall will serve the same function. The only items to be located in the stepback area are non-permanent tables and chairs. The addition itself is a shed roof structure without sides and metal screen on top for mechanicals. The project meets section III.H.

Materials: The storefronts will be wood and glass. New material of replacement windows was not indicated. Materials for the rooftop addition were not indicated. The added parapet wall will be brick topped with a cast stone coping. The known materials meet the design guidelines; however, additional information is needed about materials.

Recommendation

Staff recommends disapproval finding that the project does not meet section II. of the design guidelines for alterations to historic buildings.

Guidance for applicant includes:

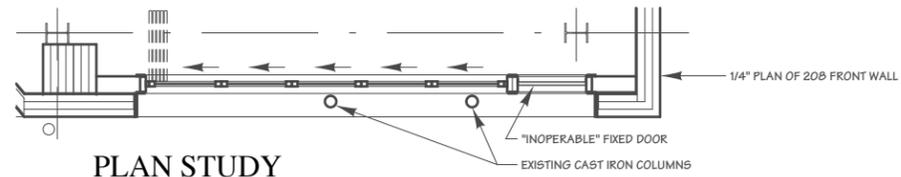
- 1. Provide a scope of work explaining how the building will be stabilized during construction, an engineer report confirming that the buildings' structural integrity will not be compromised with this alteration;*
- 2. Recommends moving floors so that they do not obstruct openings;*
- 3. Provide additional information on materials: masonry, all windows and doors, rooftop addition and the frosting of opaque glass; and,*
- 4. Propose a new storefront design to address the NANA walls, a primary entrance design, and the support posts.*

PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED SOUTH ELEVATION

1/8" = 1' - 0"



PLAN STUDY

PRELIMINARY - NOT FOR CONSTRUCTION

TENANT RENOVATION
REDNECK
RIVIERA
 208 - 210 Broadway
 Nashville, TN 37201

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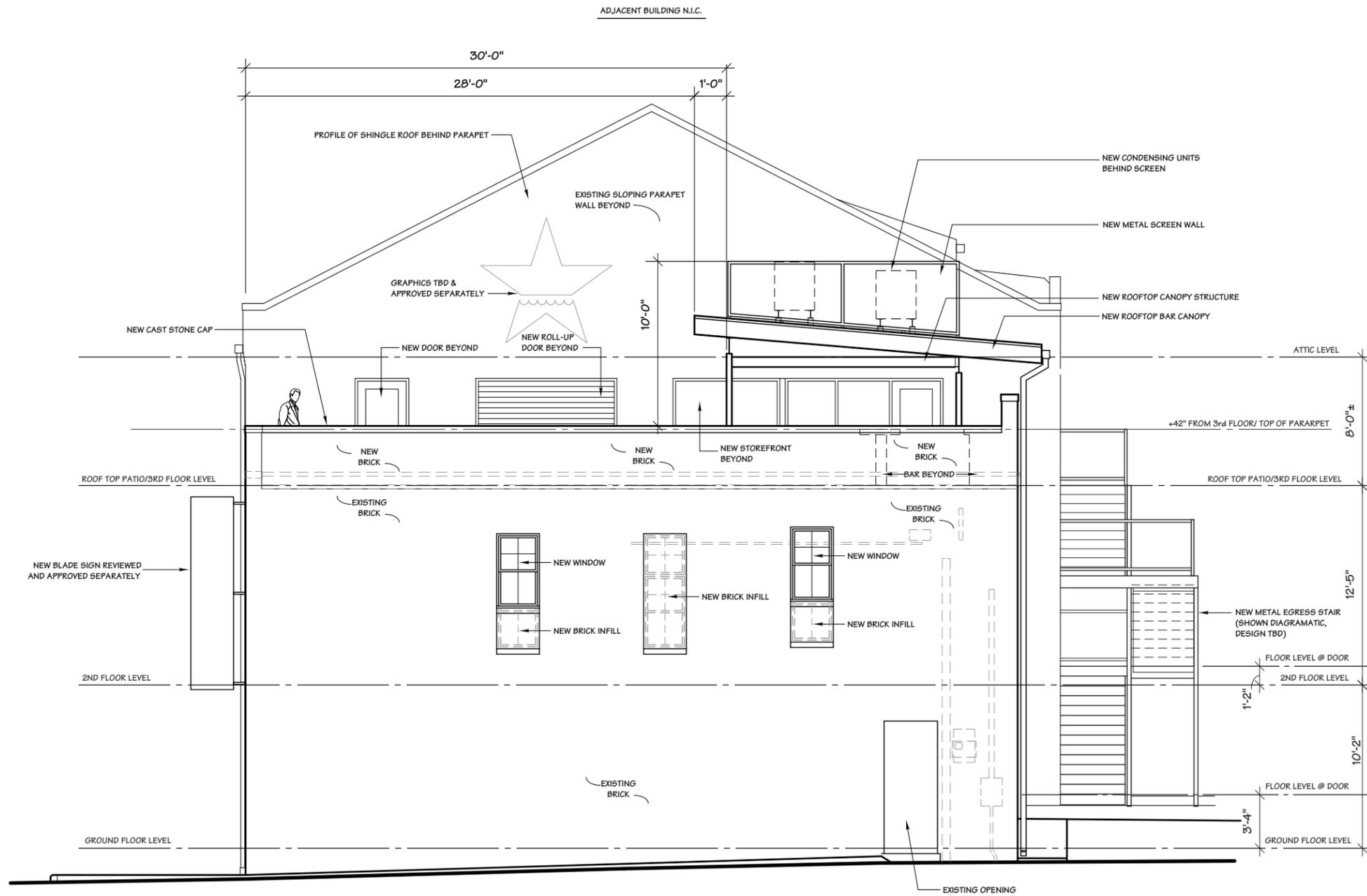
REVISION
 R1 - OCTOBER 3, 2016
 R2 - OCTOBER 6, 2016

DATE
 SEPTEMBER 29, 2016

SHEET NO.
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PROJECT NO.

PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED
EAST (ALLEY) ELEVATION 1/8" = 1' - 0"



TENANT RENOVATION
REDNECK
RIVIERA
 208 - 210 Broadway
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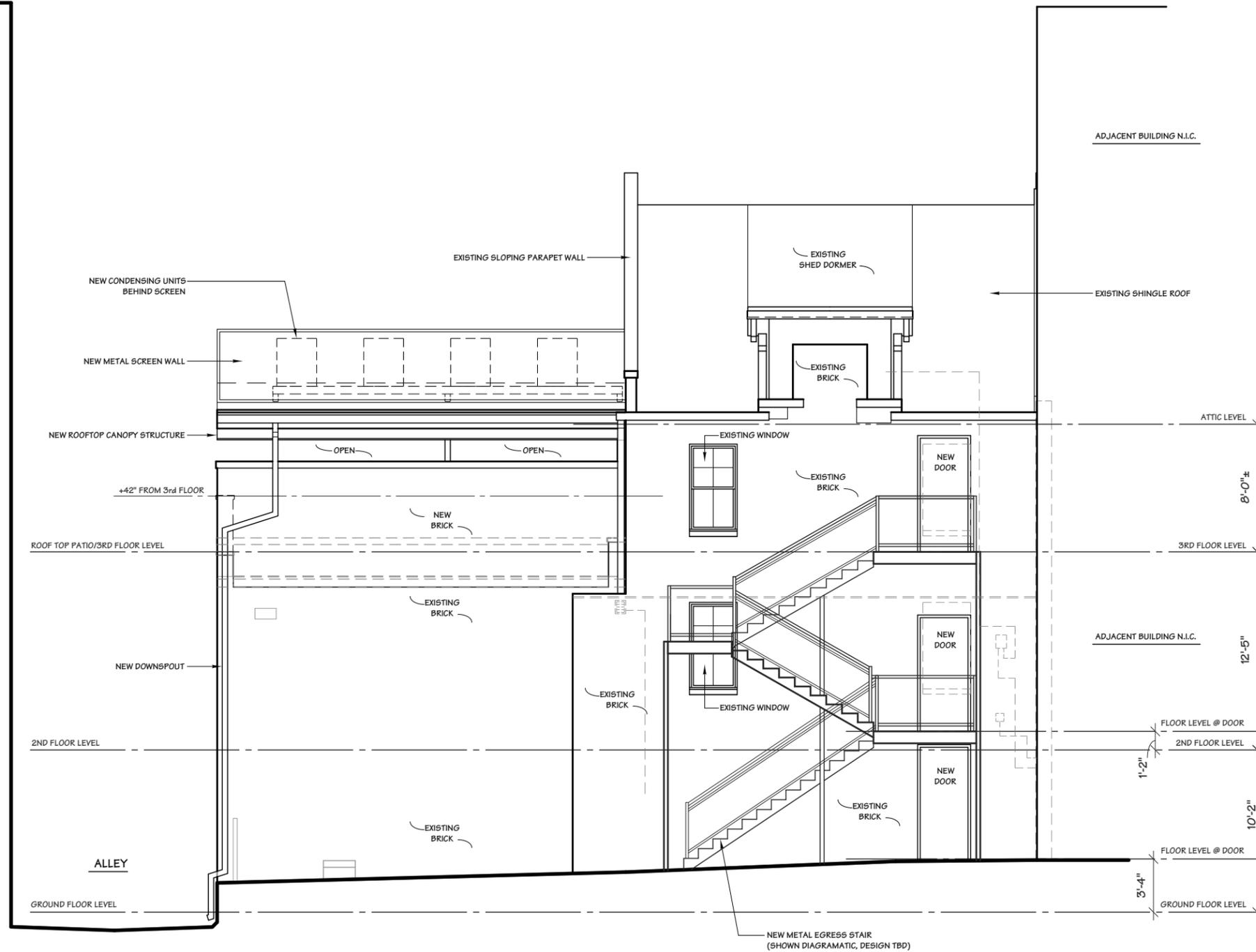
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PROJECT NO.

PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED
NORTH ELEVATION

1/8" = 1' - 0"



PRELIMINARY - NOT FOR CONSTRUCTION

TENANT RENOVATION
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 208 - 210 Broadway
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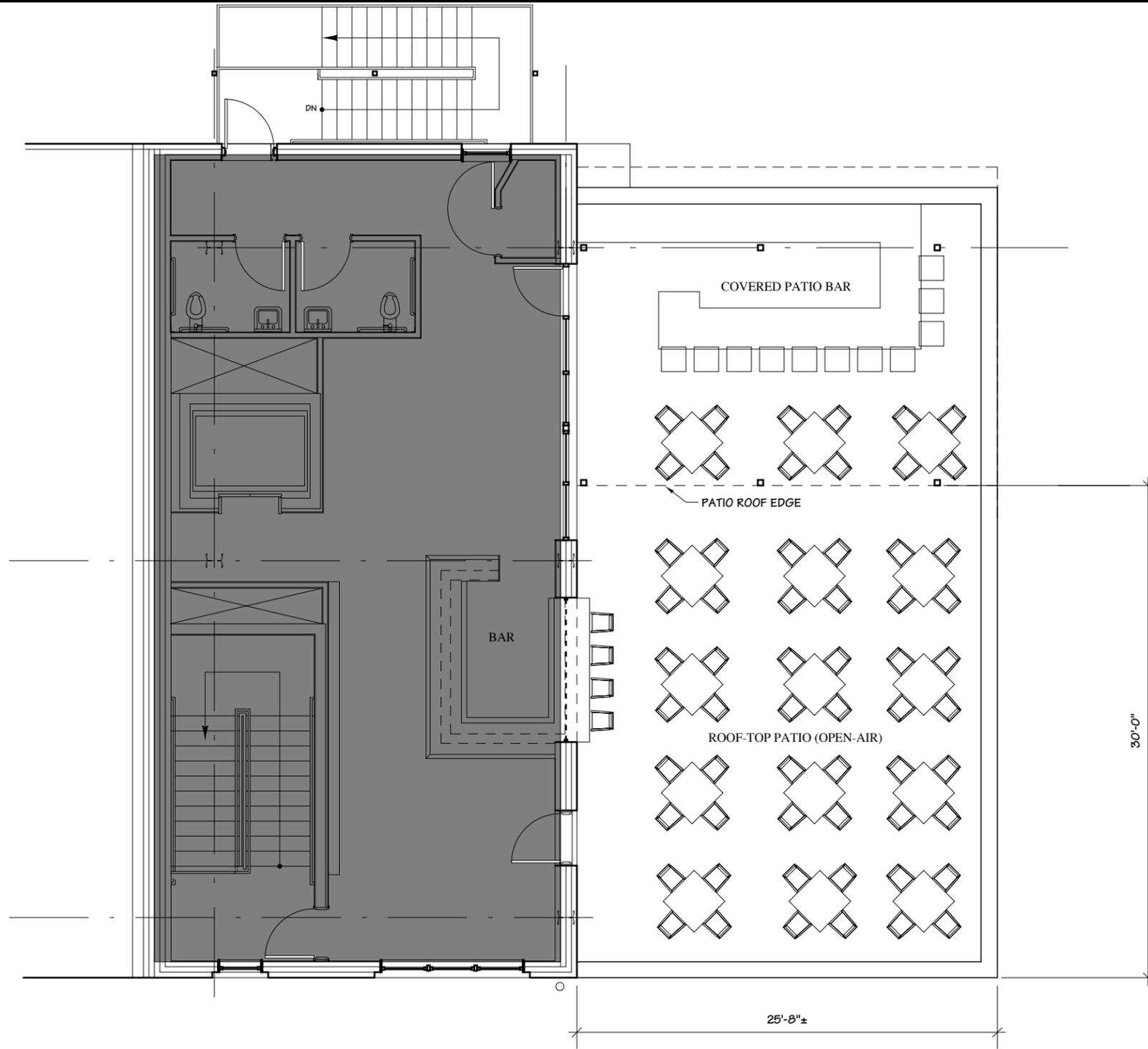
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PROJECT NO.

PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED
ROOF-TOP PATIO PLAN



1/8" = 1' - 0"



PRELIMINARY - NOT FOR CONSTRUCTION

TENANT RENOVATION

**REDNECK
RIVIERA**

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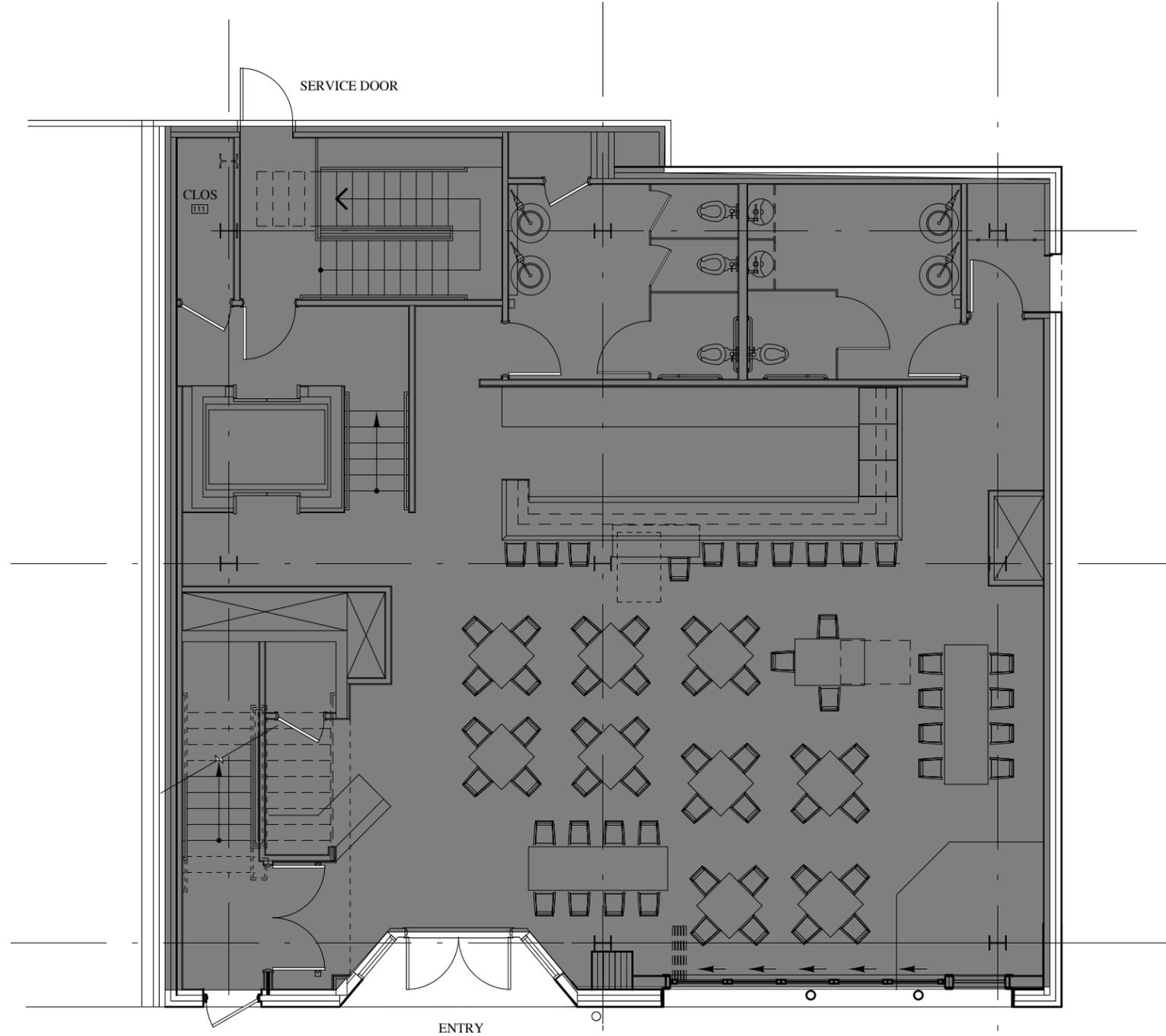
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PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED
GROUND FLOOR PLAN



1/8" = 1' - 0"



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TENANT RENOVATION

**REDNECK
RIVIERA**

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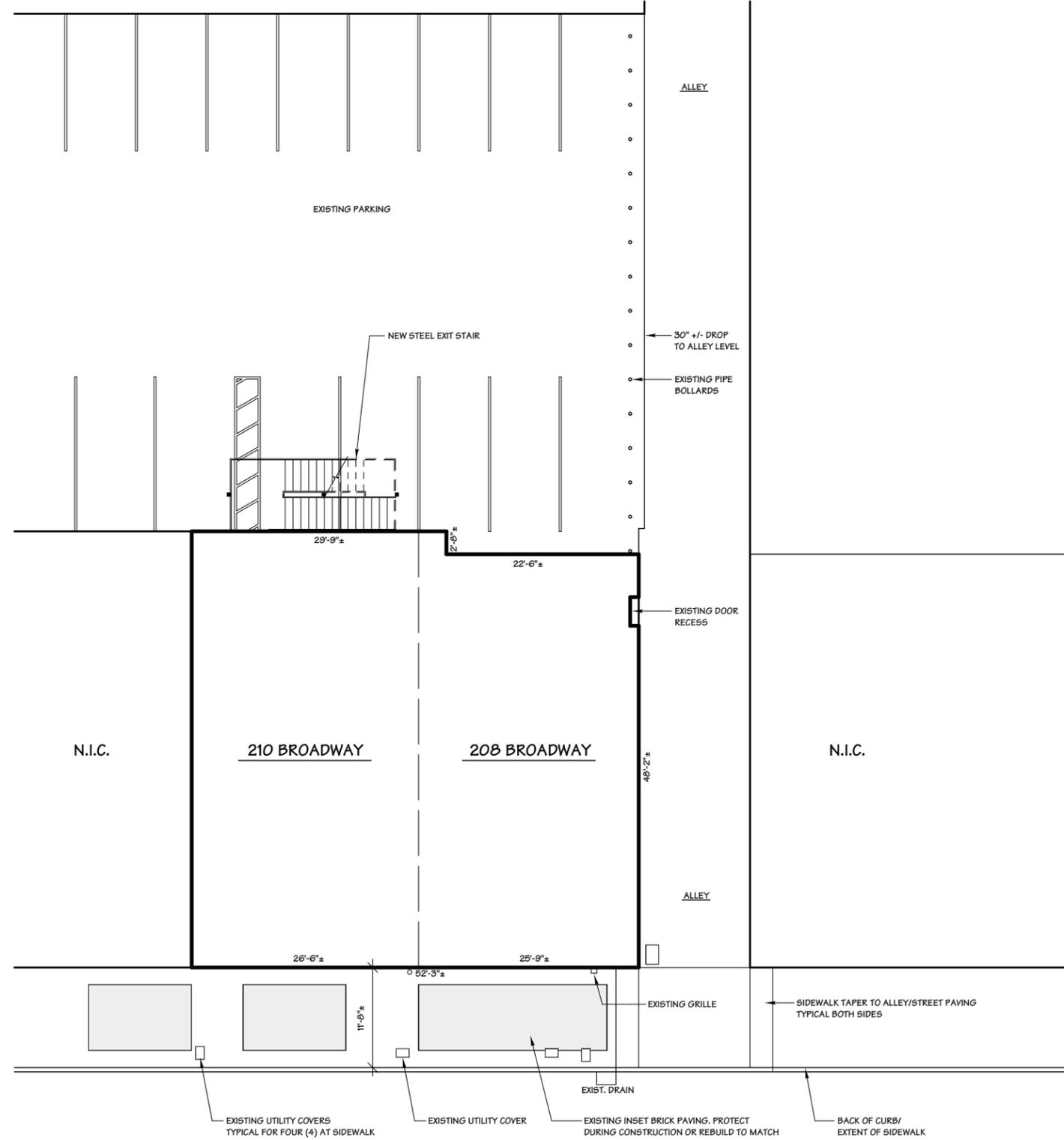
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SITE PLAN



1/16" = 1' - 0"



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PROJECT NO.