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
111 4th Avenue South
April 19, 2017

Application: Partial demolition; New construction—addition
District: Broadway Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306400800
Applicant: John TeSelle, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: Consideration of an agenda item deferred at the April 19, 2017 MHZC meeting for an application to enlarge a two-story building by constructing a partially enclosed third story with an uncovered roof deck, and to extend an existing stair tower to the new third floor. **Recommendation Summary:** Staff recommends disapproval of the proposed rooftop addition, finding that the request does not meet the design guidelines for rehabilitation (II.L.), additions (III.H.3) or demolition (V.1).	**Attachments** **A:** Photographs **B**: Site Plan **C:** Elevations

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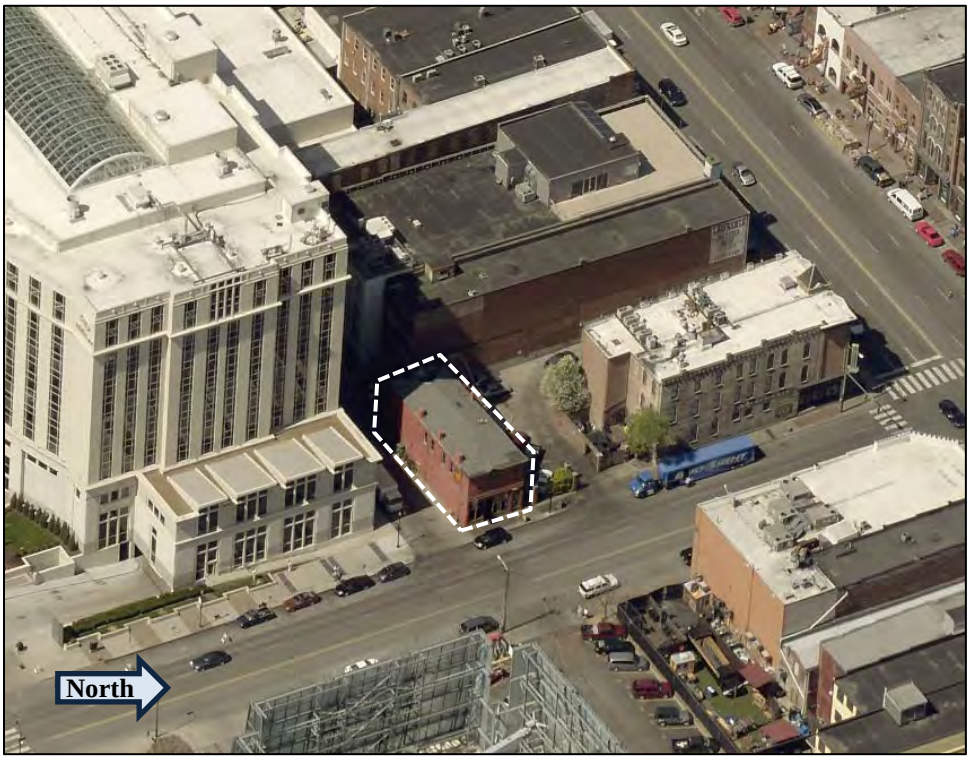
Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II. REHABILITATION

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.

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.

V. DEMOLITION

Guidelines: 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.

Background: The building at 111 4th 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 4th 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.

Figure 1: Date unknown

Analysis and Findings: The applicant proposes to construct a third-story on the building, stepped back thirty-feet (30') from the front wall of the building behind an uncovered roof deck with a railing stepped eight feet (8') back from the front edge of the building. An existing non-historic exterior stair will also be extended to access the new third-story.

Figure 2: Current photo with hipped roof and chimneys visible.

Demolition: Construction of the addition and deck would require the demolition of the original hipped roof and four chimneys. The hipped roof on this building is a rare architectural feature in the in the Broadway Historic District as the majority of buildings have flats roofs. Staff finds that the removal of the roof and all the chimneys is not appropriate under section V.1 the design guidelines for the Historic Preservation Zoning Overlay. The removal also does not meet section III.H.3 for additions which states that "additions should not obscure or contribute to the loss of historic character-defining features or materials" and section II.L.1 which states that "historic roofs, chimneys, and related elements should be retained."

It may be appropriate to remove the roof and chimneys on roughly the rear third of the building to accommodate an addition, leaving approximately the front two-thirds of the historic roof form intact; however, the applicant wished to bring the current proposal to the Commission. (Staff has not explored other alternatives in great detail since the applicant wished to move forward with the current application.)

Because the historic roof form would need to be removed, the roof is not an appropriate location for an addition. The existing non-historic left side stairs will be extended to the second and new third story. The stair tower will be ten feet (10') wide. The stair

structure will be enclosed, beginning sixty-feet (60') back from the front of the building. Side additions are generally not possible as most buildings in the district span the entirety of their respective lots, however because of the odd shape of this lot and the presence of the existing exterior stair, Staff finds the proposed stair tower addition to be appropriate.

Height: The design guidelines require that a rooftop addition be no taller than fifteen feet (15') above the front parapet wall. The proposed side addition would be thirteen feet (13') tall, which is appropriate. The height of the rooftop portion of the addition is not relevant since it is not in an appropriate location and would require the removal of a historic feature. Staff finds that the height of the addition does not meet section III.H.2 of the design guidelines.

Materials: The addition's materials include painted wood siding with aluminum storefront type windows and a garage-type door on the front wall. The addition to the enclosed stair towers would have a stucco exterior. The front roof deck ailing would be aluminum with steel cable rails. Additional information is needed regarding materials.

Recommendation Summary: Staff recommends disapproval of the proposed rooftop addition, finding that the request does not meet the design guidelines for rehabilitation (II.L.), additions (III.H.3) or demolition (V.1).

Existing chimney proposed for removal due to construction of rooftop addition
View from sidewalk across street. Note hipped roof is not visible.

View from corner close to Broadway. Hipped roof is visible from far away.

Hipped roof not visible from close by across the street

BUD LIGHT

SWINGIN' DOORS
Expedition
D90-47R

Hipped roof is visible from far down the street, but not from closer vantage point.

REGIONS
SWINGIN' DOORS
HONKY TONK
CENTRAL

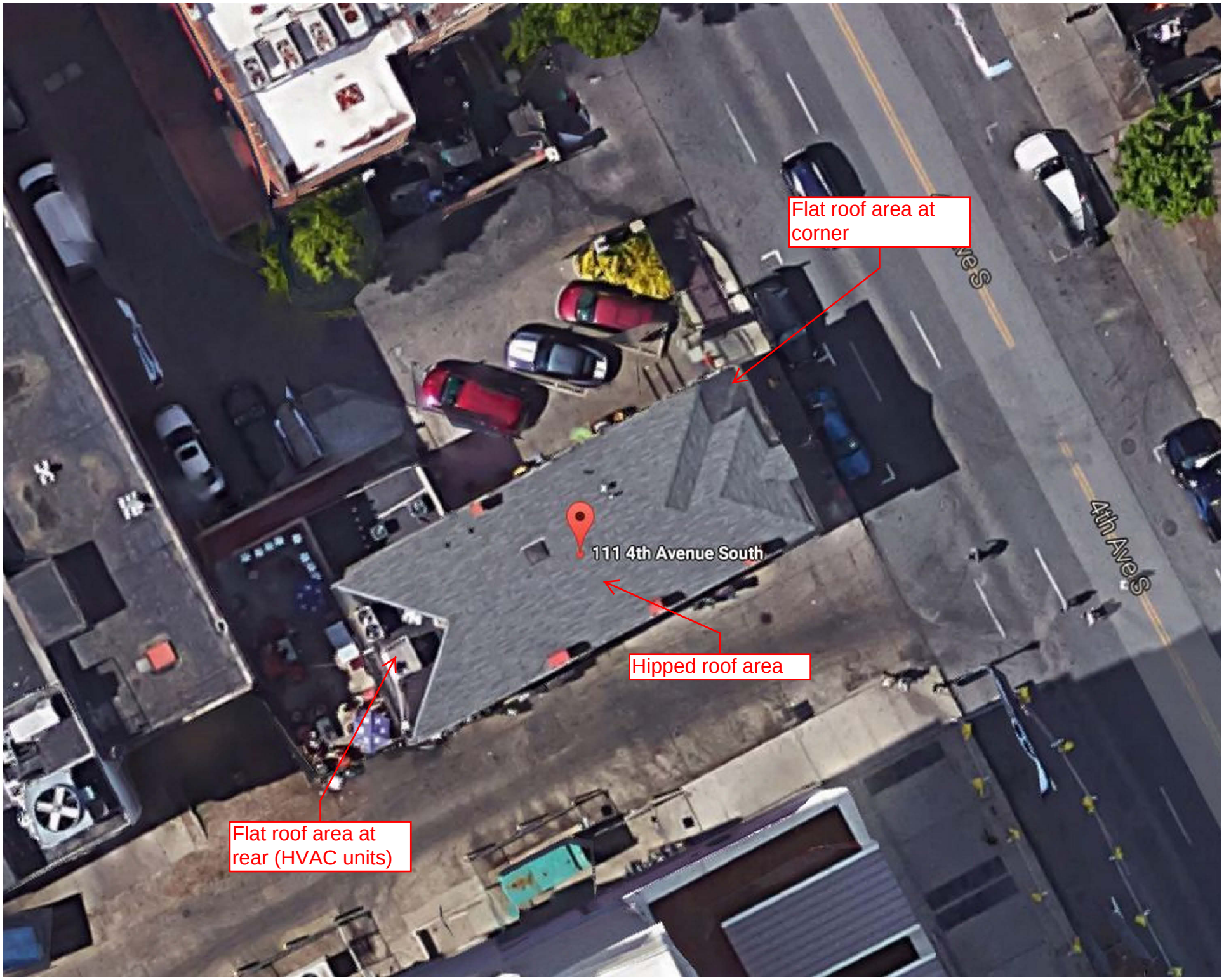
SWINGIN' DOORS
SALOON
WHERE COUNTRY IS KING

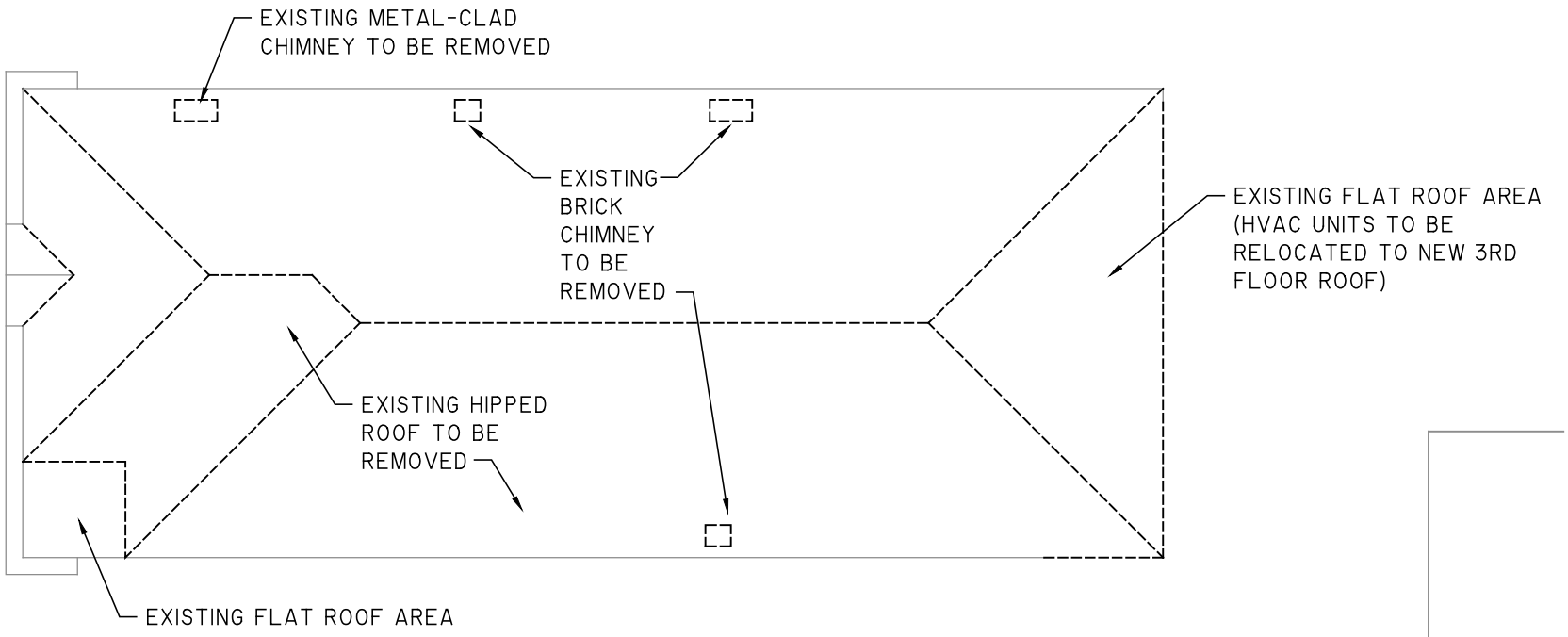
Part of separate building beyond
Existing chimney proposed for removal (deck railing area)
Existing metal covered chimney proposed for removal
Existing chimney proposed for removal -- to be covered by new rooftop addition
SWINGIN DOORS SALOON
WHERE COUNTRY IS KING

Cooler / 2nd floor patio addition at rear of existing building

Hipped roof proposed for removal to construct addition and rooftop deck
Chimney proposed for removal (in area of new addition)
SWINGIN' DOORS SALOON
WHERE COUNTRY IS KING
View from elevated patio on adjacent building (approx. 8 feet above sidewalk)
Existing non-contributing concrete block addition to side of original building

Side wall of stair is right on property line


Flat roof area at corner
111 4th Avenue South
Hipped roof area
Flat roof area at rear (HVAC units)
4th Ave S



NORTH

ROOF DEMOLITION PLAN

0 2' 4' 8' 16' 32'

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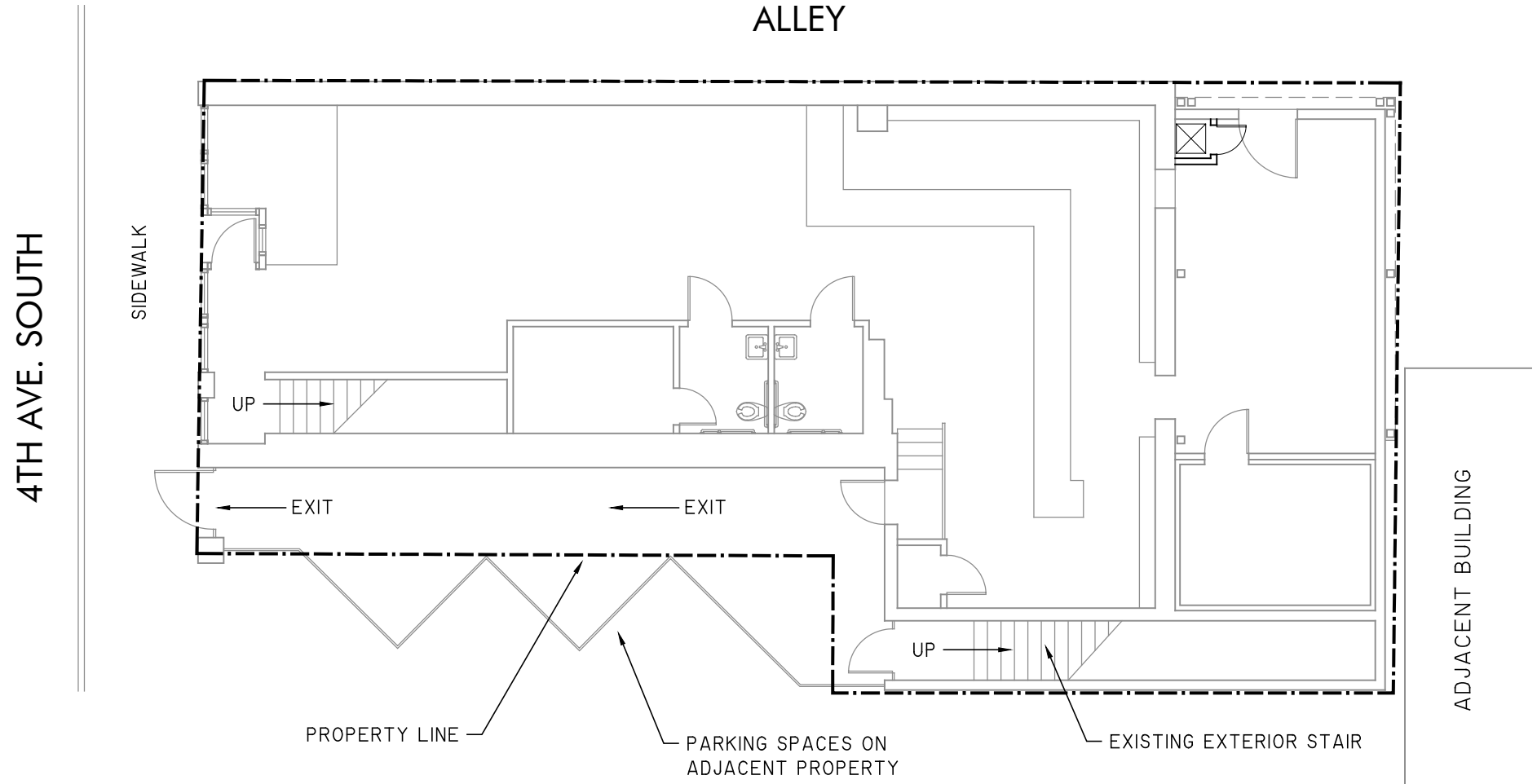
30 Mar 2017

Demolition Plan

D1.1



NORTH

FIRST FLOOR PLAN / SITE PLAN

0 2' 4' 8' 16' 32'

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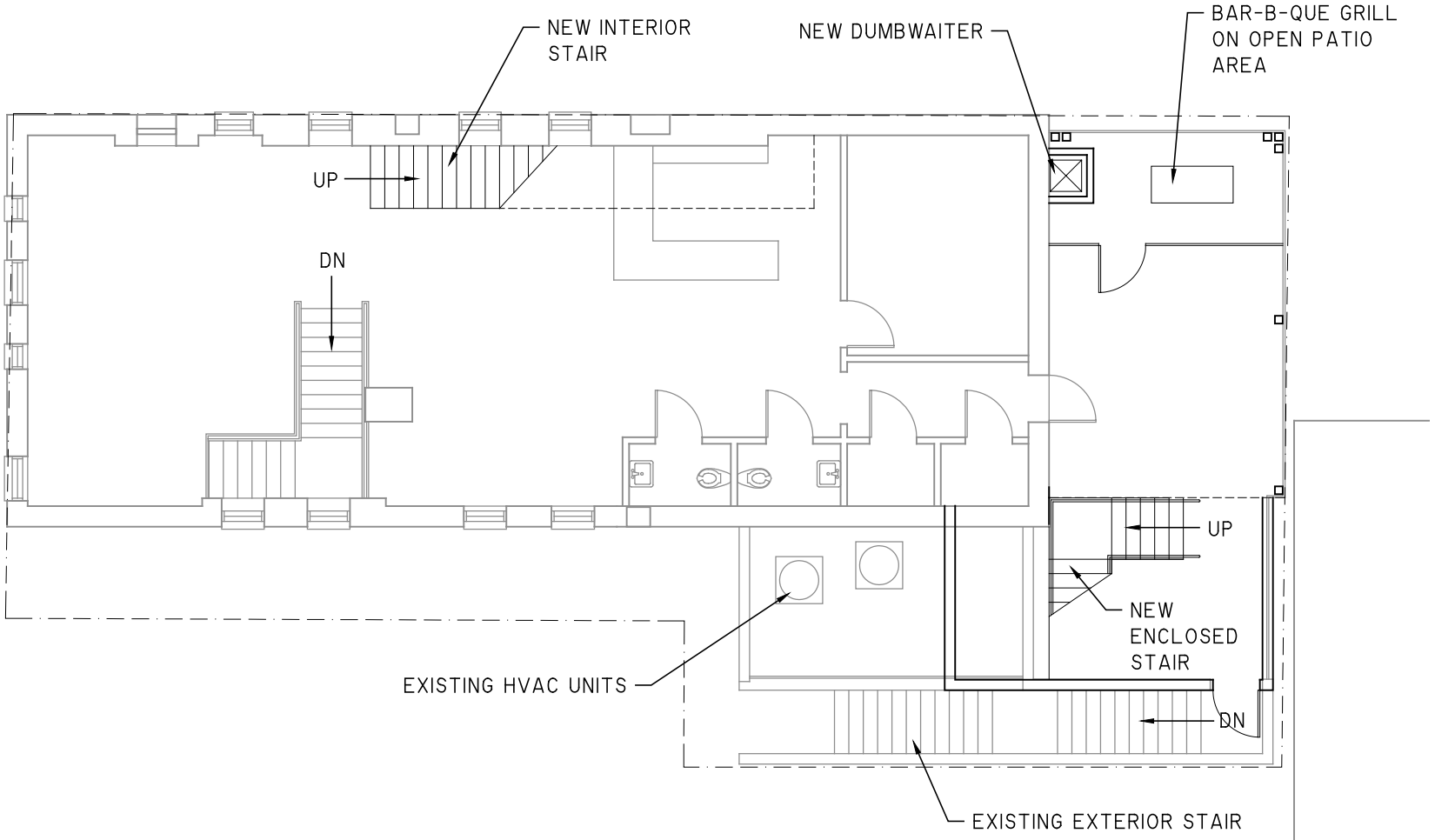
Floor Plan

A1.1



NORTH

SECOND FLOOR PLAN

0 2' 4' 8' 16' 32'

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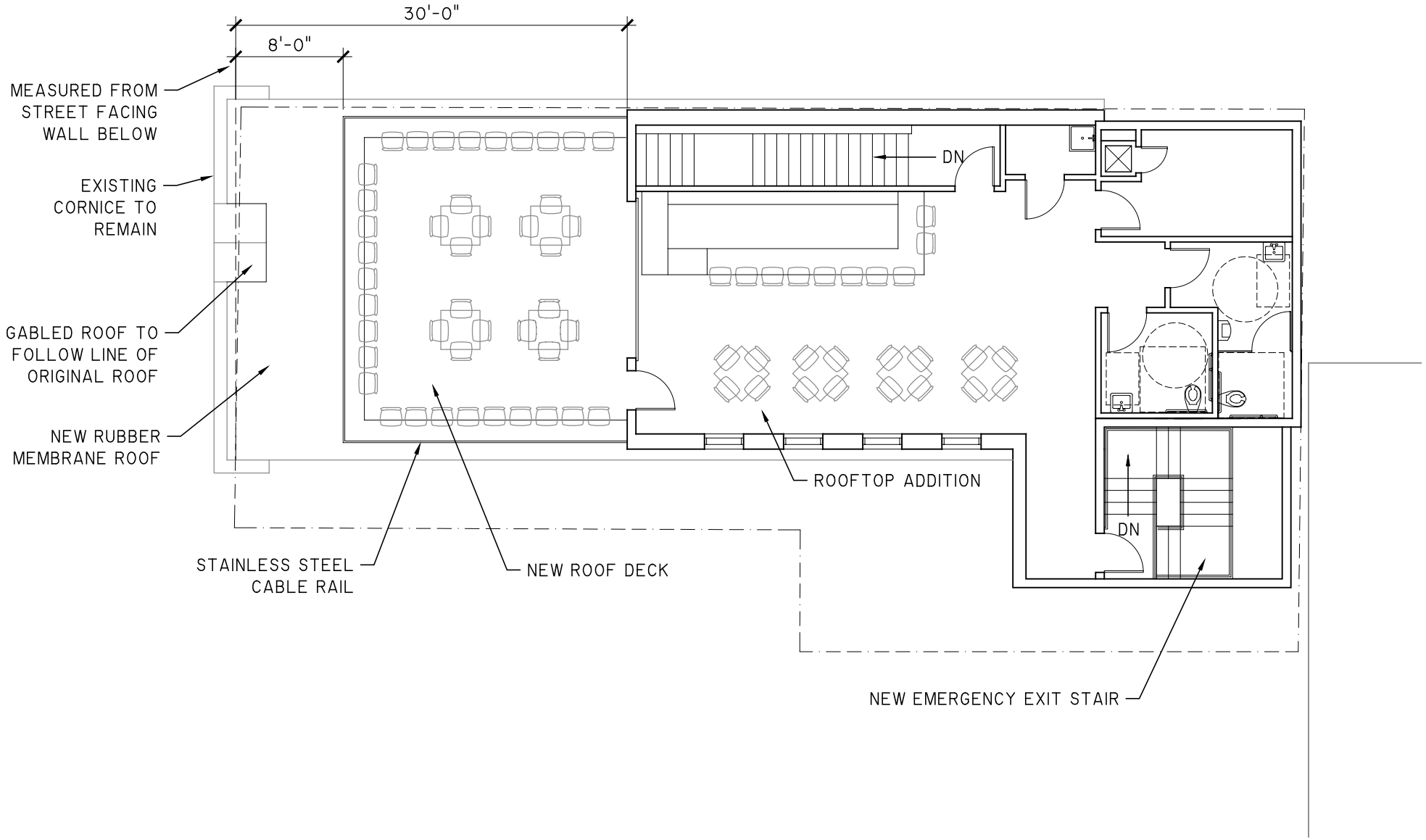
Floor Plan

A1.2



NORTH

THIRD FLOOR PLAN

0 2' 4' 8' 16' 32'

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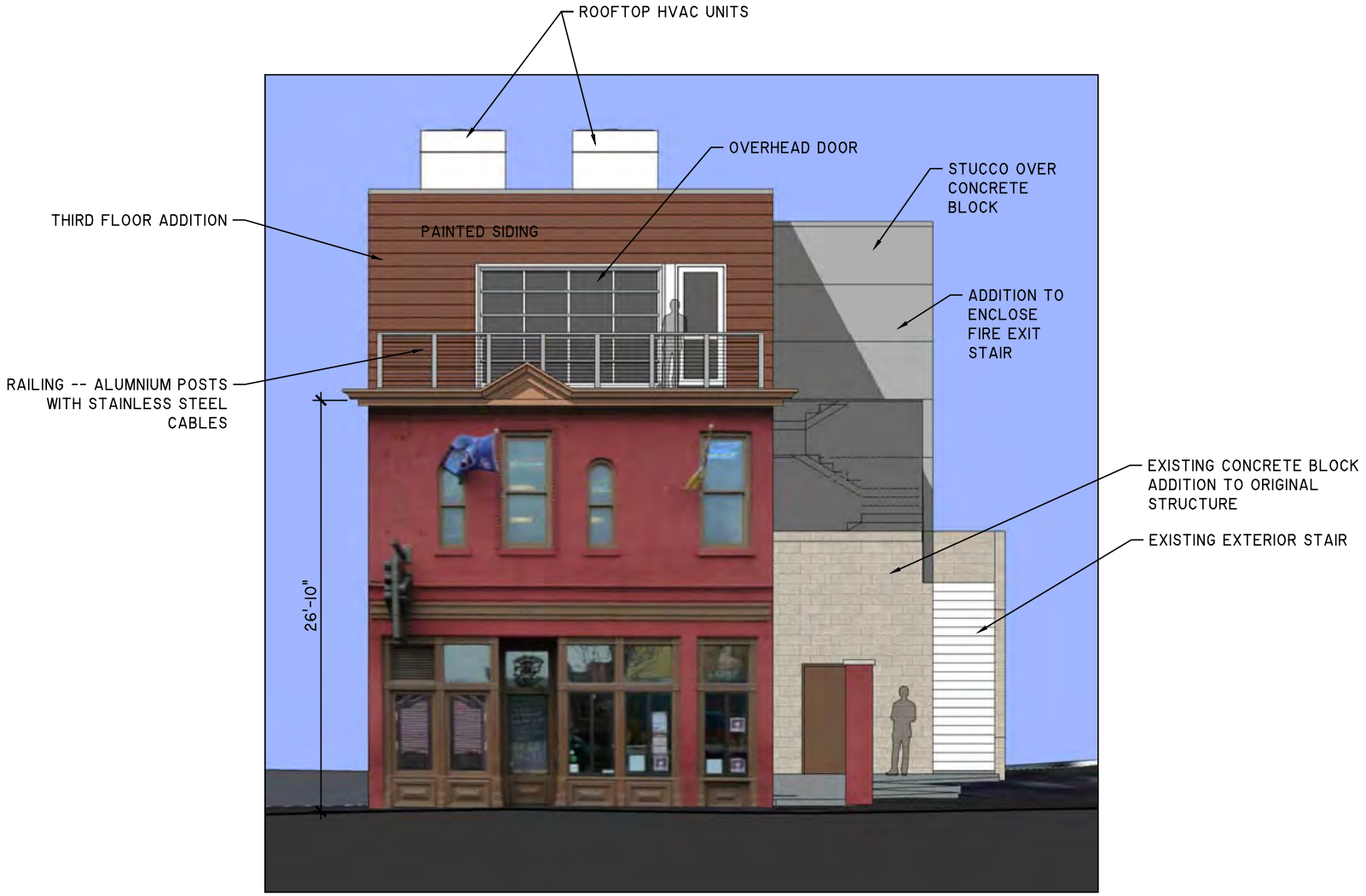
Floor Plan

A1.3



EAST ELEVATION

0 2' 4' 8' 16' 32'

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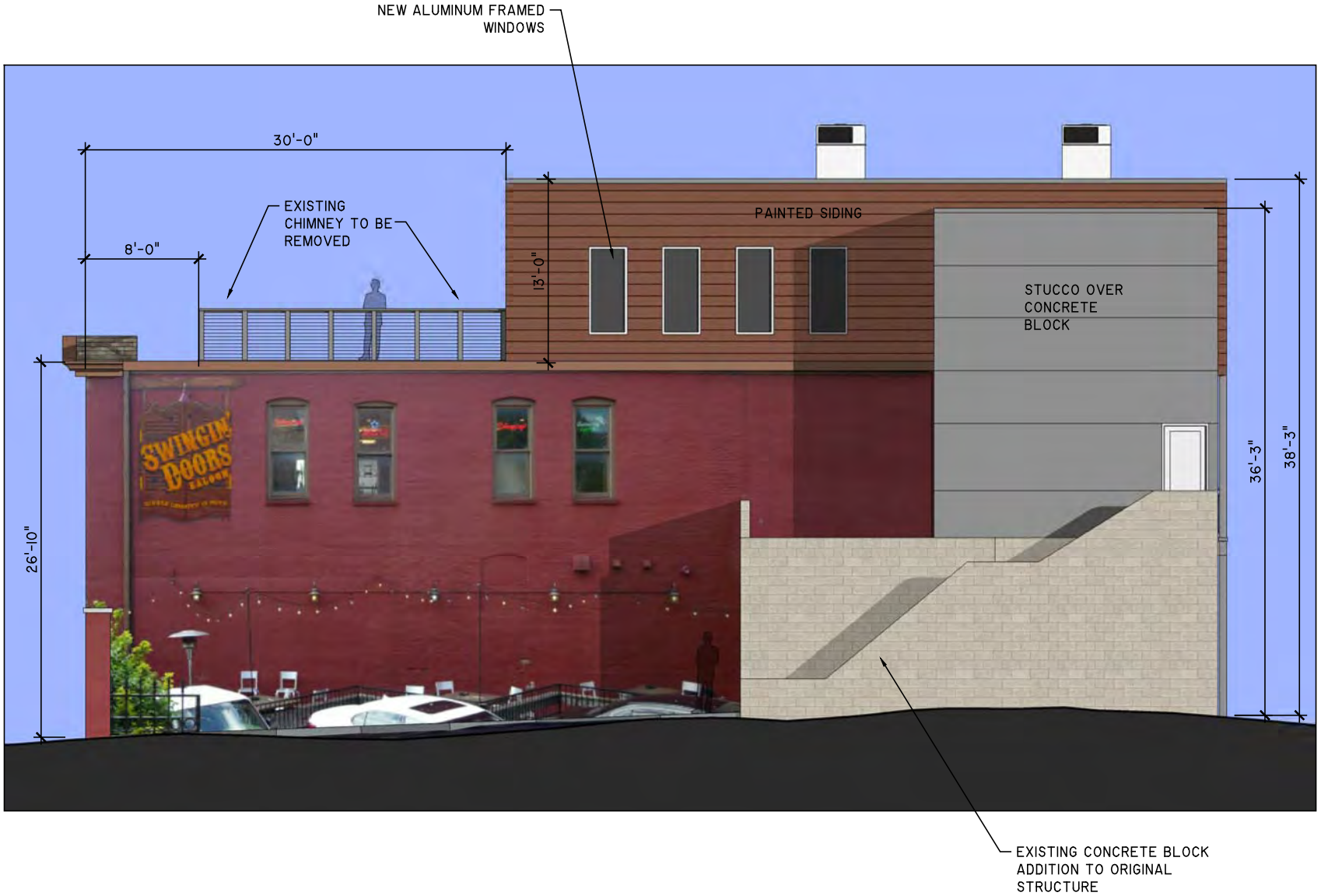
Elevations

A2.1



NORTH ELEVATION

0 2' 4' 8' 16' 32'

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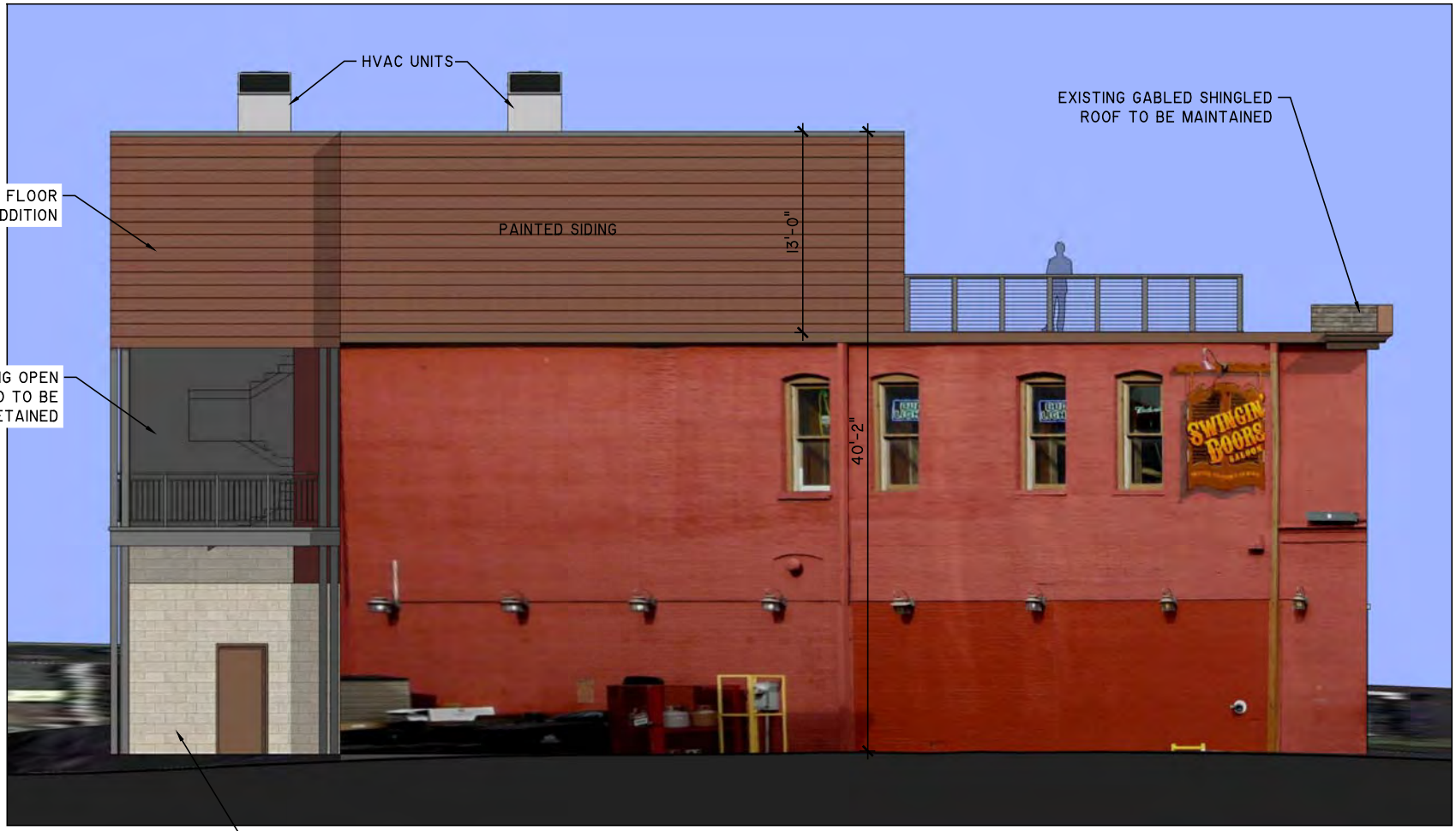
Elevations

A2.2



SOUTH ELEVATION

0 2' 4' 8' 16' 32'

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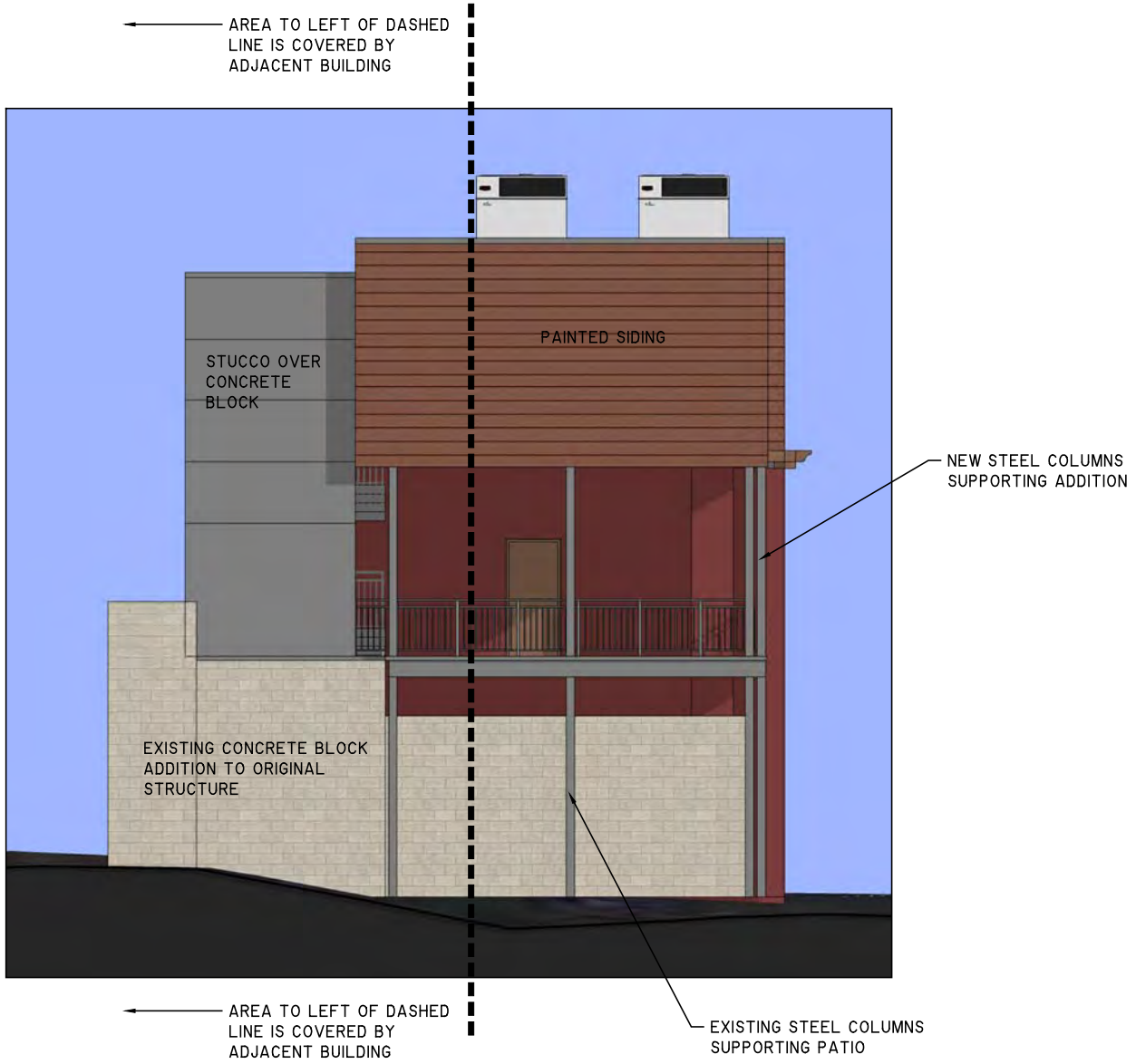
Elevations

A2.3



WEST ELEVATION

0 2' 4' 8' 16' 32'

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Elevations

A2.4

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Views

A3.1

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Views

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Views

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Views

A3.4