

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
Fax: (615) 862-7974

STAFF RECOMMENDATION
131 Second Avenue North
January 17, 2018

Application: Alteration

District: Broadway Historic Preservation Zoning Overlay

Council District: 19

Map and Parcel Number: 09306205700

Applicant: Philip Martin/NVS Properties

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

Description of Project: In October of 2014 a permit was administratively issued for an alteration to the existing storefront. Work has been completed that is different from the submitted drawings.

Recommendation Summary: Staff recommends disapproval, finding the project does not meet sections II.A.3 and II.C.3 and that a storefront, matching the 2014 permit drawings, be constructed within 90 days.

Attachments

A: Photographs

B: 2014 Permit

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.

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.

Background: In October of 2014 a permit was administratively issued for an alteration to the existing storefront. Work has been completed that is different from the submitted drawings. The applicant has not submitted drawings or photographs in regards to this latest request. Staff was unaware that work was different than permitted because the storefront has been covered for several years.

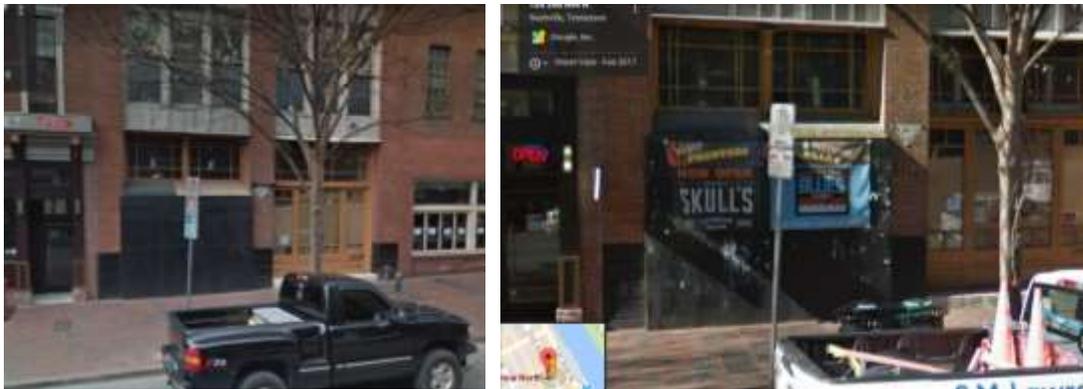
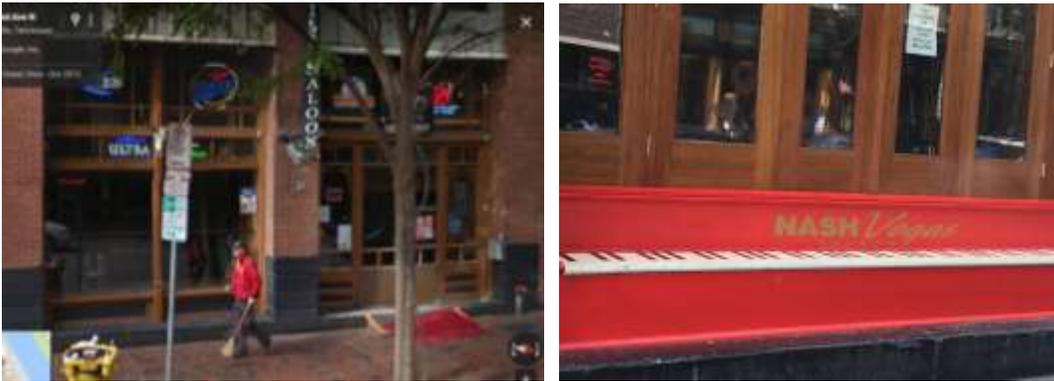


Figure 1 and 2: Storefront as seen in March 2015 and February 2017 on Google streetviews with a boarded up storefront.

Analysis and Findings:

The storefront in existence at the time of issuance of the permit was not original and so approved to be replaced with a series of French doors as seen elsewhere on Second Avenue. (See figure 2.) Historically bulkheads or the lower panels of doors, were all in one plane, just above a stone sill. The design guidelines allow for replacement storefronts and display windows when the original does not exist but requires storefronts to use the “arrangement, features, materials, and proportions typically found on buildings of the same style and period of the building” and for replacement display windows to “be appropriate for the building’s style and period.” As constructed, the multiple planes of the lower portion of the storefront do not match historic configurations.



Figures 3 and 4: Storefront’s previous design compared to current design.



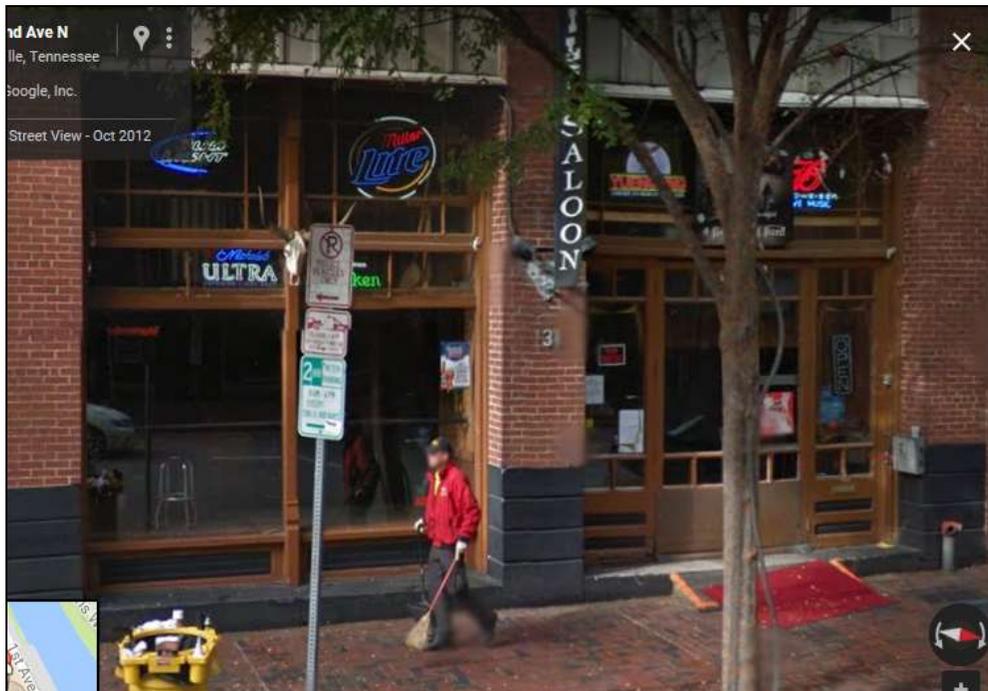
Figure 5: Example of french doors on Second Avenue, showing one-step for a stone sill and the doors and bulkheads all being in one plane.

The project was approved with the low bulkhead as existing but with a simpler design and French doors above; however the bulkhead area was constructed as a step with a second step added above. Because the two steps are not consistent with the historic storefronts or with this particular building’s storefront seen to the right of brick pillar (see figure 3) staff finds that it does not meet section II.A.3 and II.C.3.

Recommendation:

Staff recommends disapproval, finding the project does not meet sections II.A.3 and II.C.3 and that a storefront, matching the 2014 permit drawings, be constructed within 90 days.

PHOTOS





METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park
3000 Granny White Pike
Nashville TN 37204
(615) 862-7970

histlap1@nashville.gov

HISTORICAL COMMISSION PERMIT - 201400400

Entered on: 07-OCT-2014

IVR PERMIT TRACKING NUMBER: 2003259

Site Address

131 2nd Ave N, NASHVILLE, TN 37201

Parcel: 09306205700

PT LOT 29 ORIGINAL TOWN OF NASHVILLE

Parcel Owner

221 BROADWAY, LLC

Purpose: ALTER STOREFRONT
DESCRIPTION

GENERAL SPECIFICATIONS

- Replace storefront windows while maintaining transoms. Repair or reconstruct front doors with the same design and dimensions.
- Alterations to be constructed in accordance with attached elevations. Any deviation from the approved plans could result in changes being reversed to reflect the approved drawings. Please note: MHZC staff may have added notes to the submitted drawings.
 - All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
 - Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken.
 - The work items listed are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application.
 - This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.
 - THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

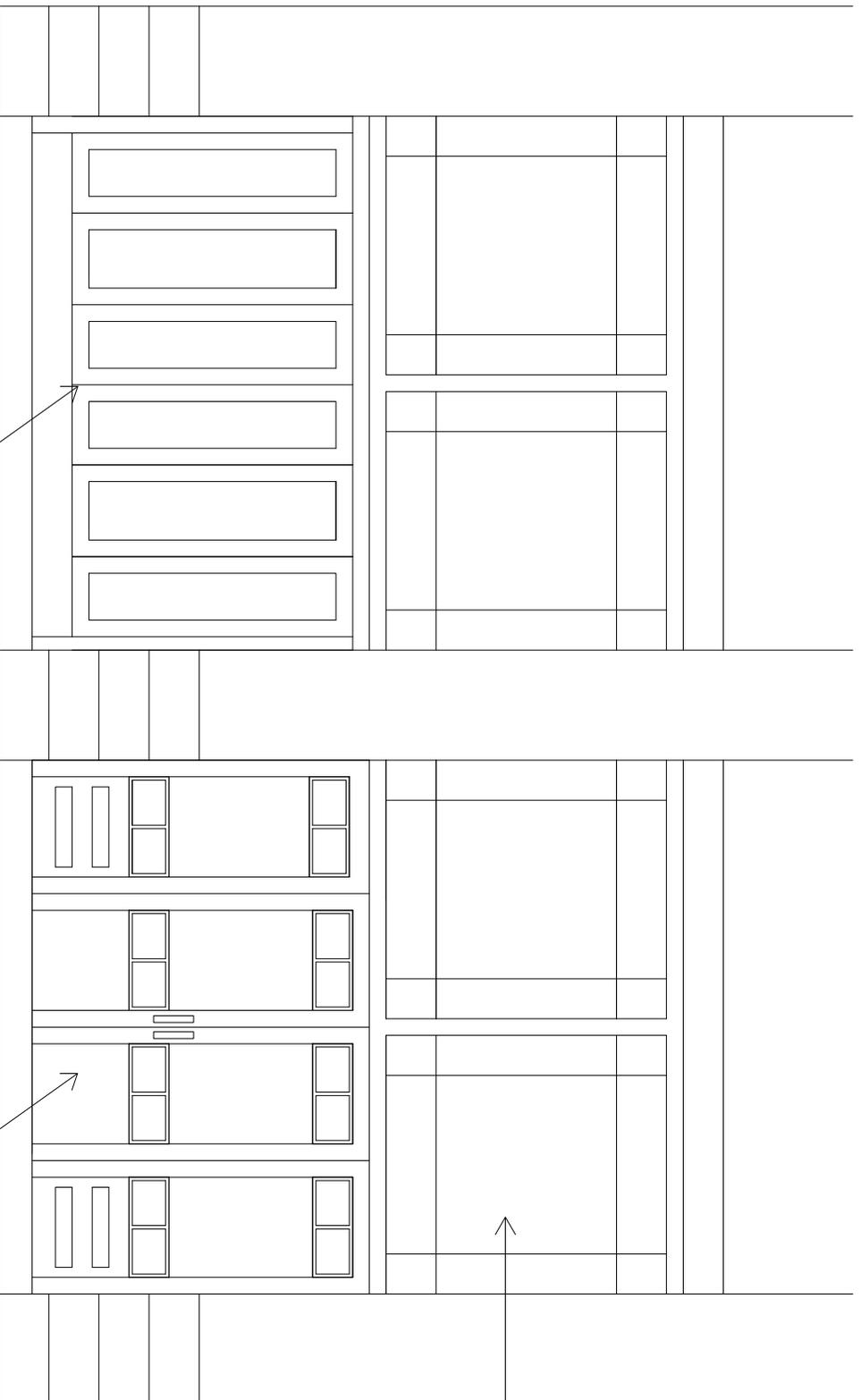
Contractor:

Applicant: PHIL MARTIN

Activities to be Completed – call (615) 862-7970:

CERTIFICATE OF OCCUPANCY:

Issue Date: October 7, 2014 Issued By: ROBIN ZEIGLER



NEW WOOD BI-FOLD WINDOWS

EXISTING DOORS TO REMAIN

EXISTING WINDOW

NASHVEGAS ELEVATION
N.T.S