

JOHN COOPER  
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

**STAFF RECOMMENDATION**

**215 Broadway  
May 19, 2021**

**Application:** New Construction—Addition  
**District:** Broadway Historic Preservation Zoning Overlay  
**Council District:** 19  
**Base Zoning:** DTC  
**Map and Parcel Number:** 09306404300  
**Applicant:** Feltus Hawkins Designs  
**Project Lead:** Melissa Sajid, [Melissa.sajid@nashville.gov](mailto:Melissa.sajid@nashville.gov)

<p><b>Description of Project:</b> The application is to install a wall and clock on an existing rooftop addition.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval, finding that the project does not meet Section III.I (additions to existing buildings) of the <i>Broadway Historic Preservation Zoning District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Examples <b>B:</b> Plans</p>
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## Applicable Design Guidelines:

### III. New Construction

#### I. 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 (or 15') 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 and decking should sit back from each street facing wall by a minimum of 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 inappropriate.*

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

**Background:** The Moxy Hotel, occupies two buildings which are connected at the rear and has frontage at 215 Broadway and at 110 3<sup>rd</sup> Avenue South. The portion that fronts 215 Broadway is a contributing structure in the Broadway Historic Preservation Zoning Overlay while the later addition that fronts 3<sup>rd</sup> Ave South is non-contributing. The Broadway portion is a four-story painted brick commercial structure that includes a rooftop addition that received building permits prior to the building being included into the Broadway HPZO in 2014.

The original storefront was replaced at some point prior to the overlay. In 2014, MHZC approved changes to this storefront in conjunction with permits for the Moxy Hotel. The storefront was altered as a part of the Moxy rehabilitation.



Figure 1. 215 Broadway, May 2021.



In July 2020, the Commission disapproved alterations to the Broadway storefront and an ATM that were installed without a preservation permit. The Commission disapproved the request to retain both the storefront alterations and ATM. The ATM has since been removed, but the storefront alterations have not been corrected. In March 2021, staff extended the deadline to complete the storefront corrections to July 16, 2021 .

**Analysis and Findings:** The application is to install a wall and clock on an existing rooftop addition.

**Location:** The application is to install a nine foot, six inch (9'-6") tall perforated wall and clock element between the existing railing and the non-contributing building at 217-221 Broadway (currently Kid Rock's) (Figure 2). The side walls of the building at 217 Broadway sit eight feet (8') taller than the historic building at 215 Broadway (Figures 3-4), and the purpose of the proposed wall is to discourage patrons from jumping from the rooftop at 217 Broadway to the rooftop of the subject property.



Figure 2. Proposed wall and clock.



Figure 3. 215 Broadway (left) and 217-221 Broadway (right).

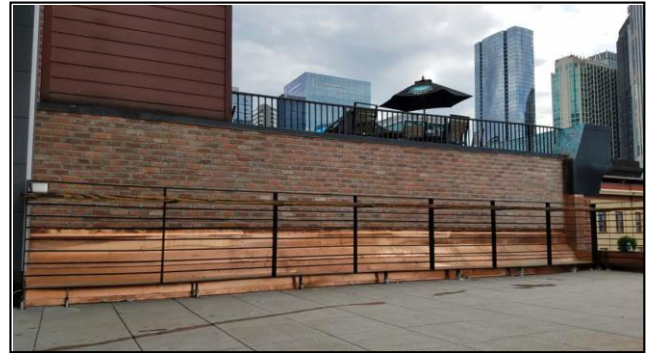


Figure 4. View of 217 Broadway from rooftop deck at 215 Broadway.

The existing roof patio has a depth of thirty-three feet, nine inches (33'-9"), and the existing railing extends nearly to the front wall which does not meet the eight foot (8') setback for railings as it was permitted prior to the expansion of the overlay. The proposed wall would extend to the front of the building, forward of the existing railing. Given the height of the wall, staff evaluated the new construction as an addition rather than a railing. The design guidelines require that additions be set back thirty feet (30') from the main wall of the building, so the proposed wall does not meet the design guidelines. If the new construction were to be assessed as a railing, it would not meet the required eight foot (8') setback from the main wall, and the proposed clock would meet the design guidelines since railings are not supposed to support additional elements. As proposed, the new construction does not meet Section III.I of the design guidelines for additions to existing buildings.

Furthermore, a disparity in building height is not uncommon in the Broadway HPZO. There is currently a violation case for 312 Broadway where a wall was constructed without a preservation permit (Figure 5). The goal for that wall was to discourage patrons of 312 Broadway from relocating to the adjacent rooftop at 316 Broadway, similar to this request. In this case, staff has suggested the use of landscaping features to address the situation, specifically dense and spikey plants in a horizontally oriented planter or as green wall that would discourage unwanted activity. Solutions for addressing sleeping, sitting, and wall climbing in urban areas include features such as slanted tops or pointy features which might be useful here as well (Attachment A). This could be something like a low sculptural component that could deter jumpers. In addition, staff thinks it possible that the clock feature will be used for climbing down onto the rooftop from the taller one next door.



Figure 5. Wall and awning violation at 312 Broadway.

**Materials:** The plan indicates that the wall is to be an open steel wire mesh with a perforated screen facing the rooftop deck at 215 Broadway. While metal can be an appropriate material for new construction in the Broadway HPZO, staff finds that it is not visually compatible in this case since the location of the new construction does not meet the design guidelines.

**Recommendation:** Staff recommends disapproval, finding that the project does not meet Section III.I (additions to existing buildings) of the *Broadway Historic Preservation Zoning District: Handbook and Design Guidelines*.

If approved, staff recommends that the violation of the storefront be corrected prior to any new permits being issued and that guidance for future requests for walls between building rooftops be considered.



**ATTACHMENT A: Examples of “Defensive Architecture”**









SUBMITTAL: NASHVILLE METRO HISTORIC ZONING COMMISSION  
MOXY DOWNTOWN HOTEL ROOFTOP BAR DESIGN

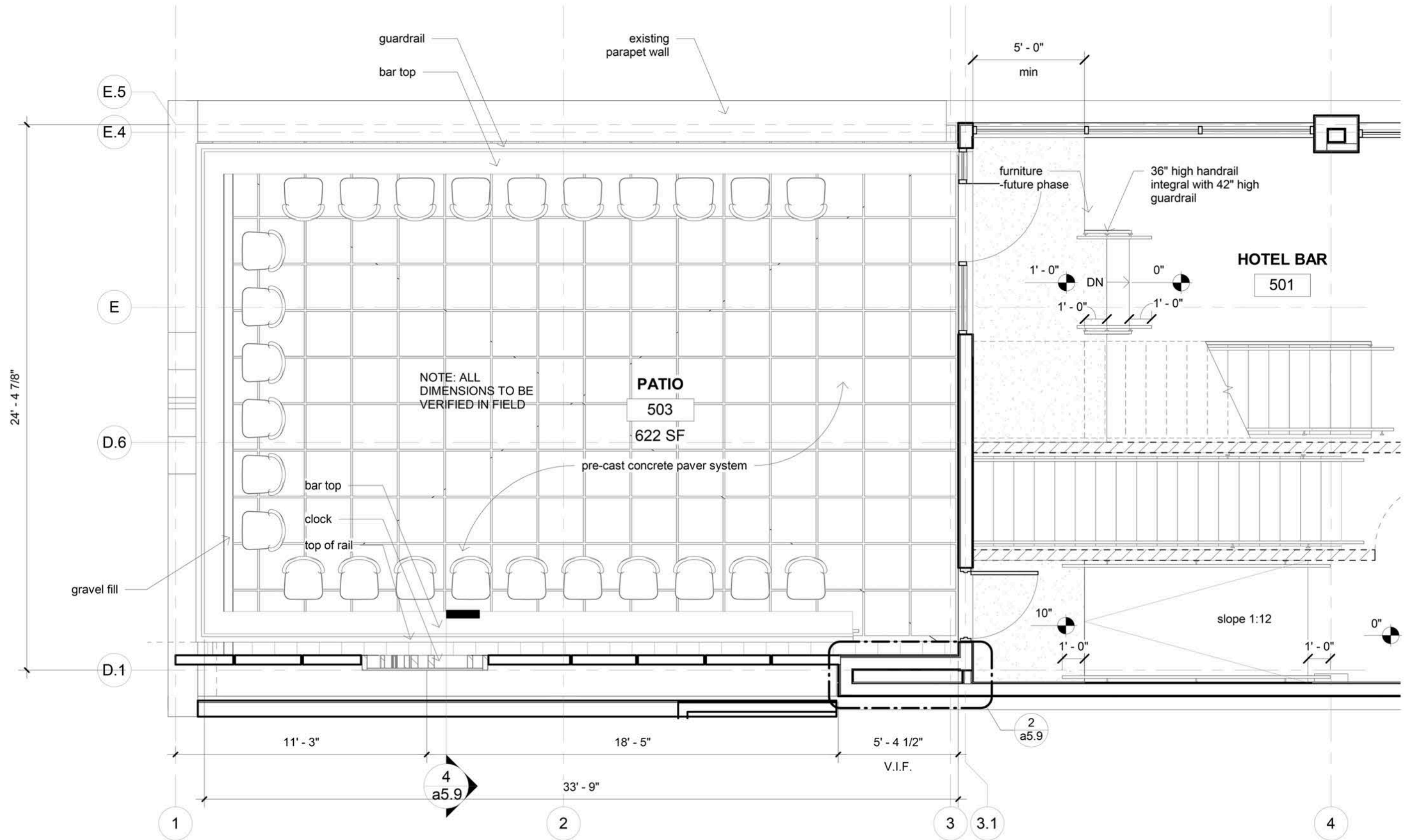
DATE: 4.15.2021

SUBMITTED BY: DAVID HAWKINS  
FH DESIGN  
615.974.1605



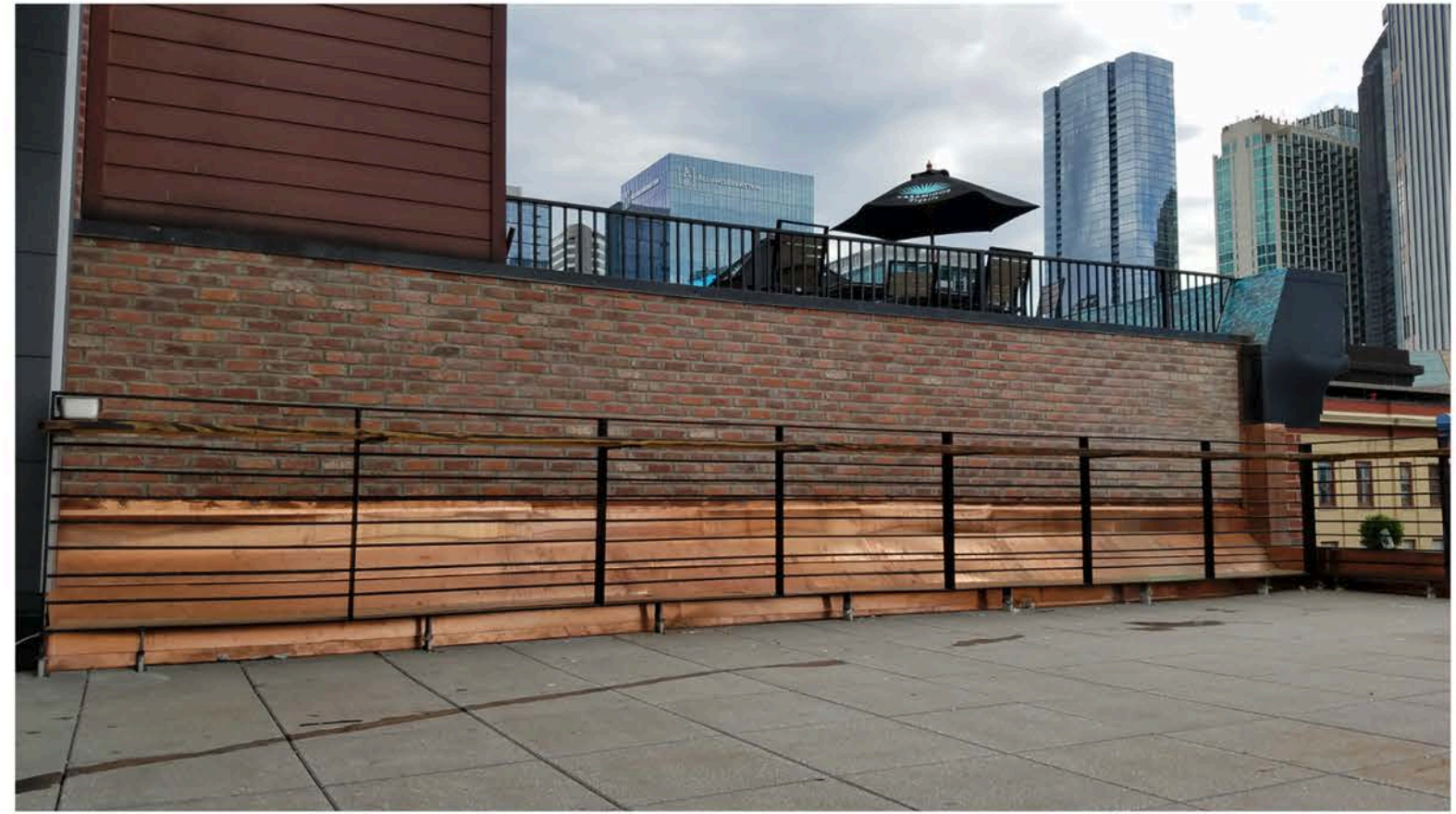
FELTUS HAWKINS DESIGN

INTERIOR ARCHITECTURE | PLANNING | PROCUREMENT



FLOOR PLAN





EXISTING PHOTOS





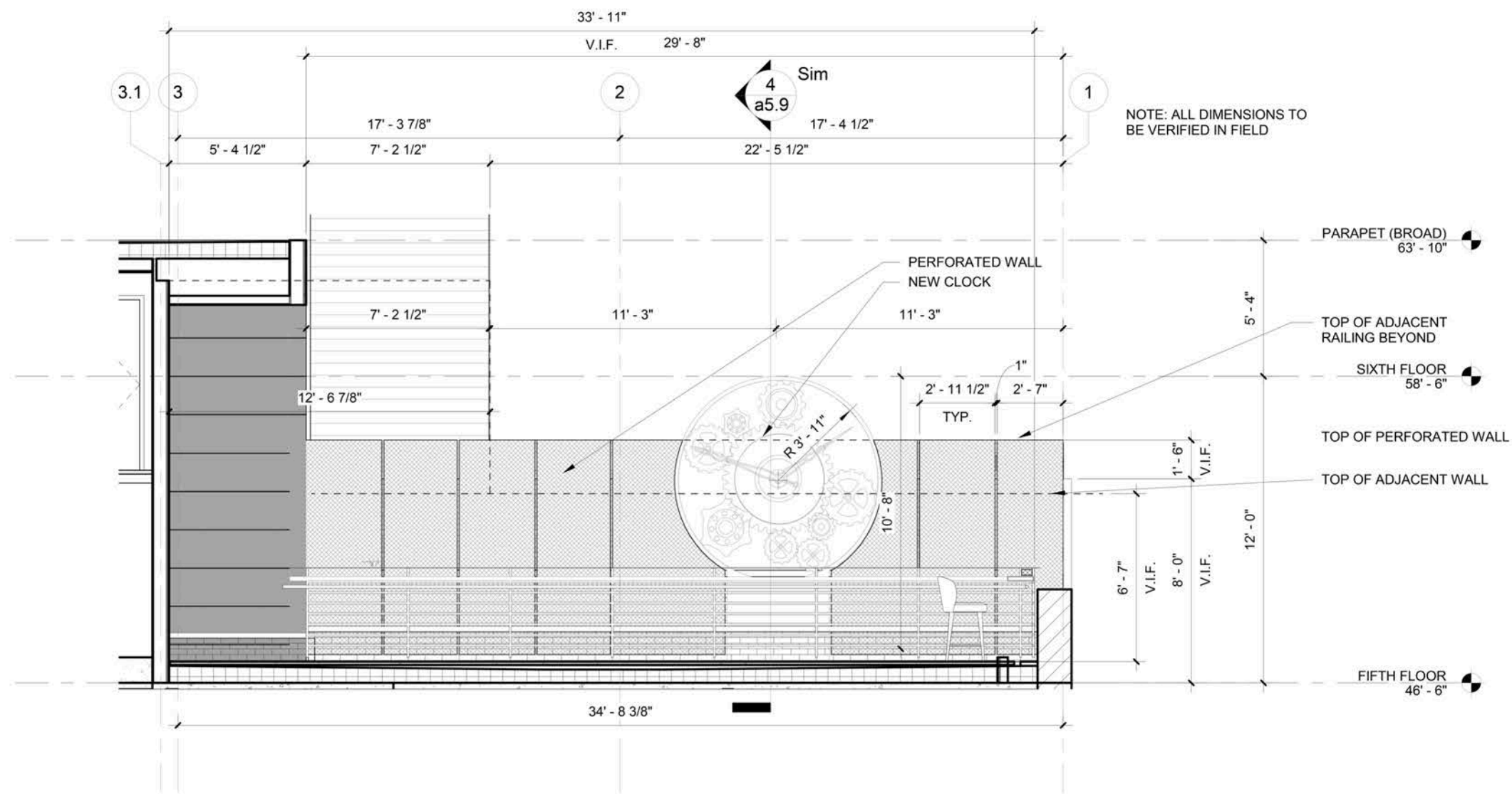
RENDERING





RENDERING





ELEVATION



