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
405 Broadway
June 16, 2021

Application: New Construction—Infill
District: Broadway Historic Preservation Zoning Overlay
Council District: 19
Base Zoning: DTC
Map and Parcel Number: 09306410900
Applicant: Gina Emmanuel, Centric Architecture
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct infill on a vacant lot. The lot has frontages on both Broadway and 4th Avenue South.

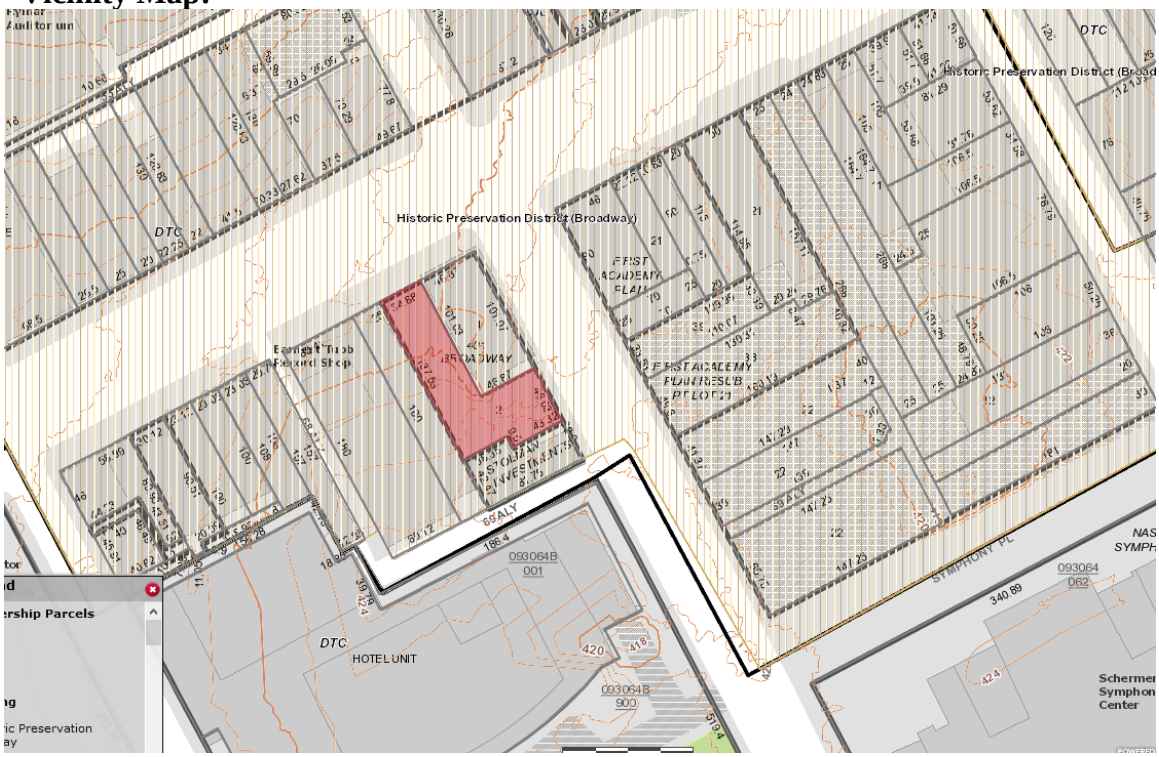
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The central two-story arches on both facades be removed and the second floor central bays have punched window openings like the third stories;
2. The infill be reconfigured so that storefront cornice and column and the top cornice at 401 Broadway can remain unaltered;
3. Staff approve all masonry samples, the ceramic tiles, the storefront systems, all windows and doors, the 4th Avenue metal screen, the glass and metal for the 4th story, the rooftop railing details, and the cladding for the rooftop structure prior to purchase and installation;
4. Staff approve the final location for all HVAC units and utilities; and
5. The applicant return to MHZC for approval of signage and all appurtenances not included in these drawings.

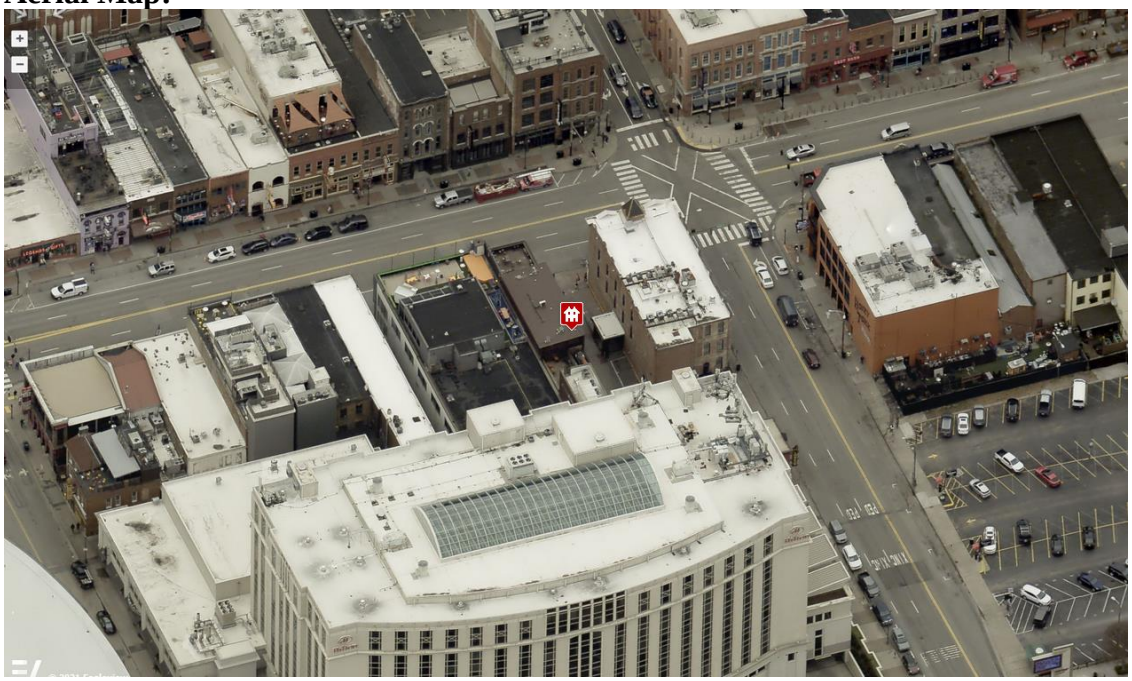
With these conditions, staff finds that the proposed infill meets Section III. of the Broadway Historic Preservation Overlay design guidelines.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. Infill buildings which directly front on Broadway shall not exceed a height greater than 65 feet or 5 stories. Infill buildings which directly front on Broadway may rise an additional 15 feet (80 feet total or 6 stories), at a distance of 30 feet from the main façade of the building.
2. Infill buildings which are constructed on corner lots facing Broadway may rise an additional 15 feet (80 feet total or 6 stories), at a distance of 30 feet from the main façade of the building and 20 feet from the secondary street.
3. Infill buildings which directly front on First, Second, Third, Fourth and Fifth Avenues and are a minimum of 150 feet from the right-of-way of Broadway shall not exceed a height greater than 80 feet total or 6 stories.
4. Infill buildings which directly front on First, Second, Third, Fourth and Fifth Avenues and are a minimum of 200 feet from the right-of-way of Broadway shall not exceed a height greater than 90 feet or 7 stories.
5. Infill buildings shall be a minimum of 40 feet or 3 stories in height.
6. Infill buildings which are constructed within 150 feet of a registered National Historic Landmark shall be subordinate in height to the National Historic Landmark property.

B. Scale

1. The size of a new building, its mass in relation to open spaces, and its windows, doors, openings, and appurtenances should be visually compatible with the surrounding buildings.
2. In the event that multiple lots or parcels are assembled within the historic district, buildings shall be designed to be compatible with the adjacent structures. Existing traditional and historic buildings are 20 to 50 feet wide and 100 to 150 feet deep. New structures should employ design techniques to break the facades along the right-of-way into multiple vertical elevations as previously described.
3. All new buildings should have a base, middle, and cap. Traditionally, buildings were composed of these three basic elements. Adhering to this form will help reinforce the visual continuity of the area.
4. The first floor height shall be a minimum of 16 feet from finished floor to finished floor. Upper floor heights should appear to be similar to historic structures in the district.

C. Setback and Rhythm of Spacing

1. The setback from the street and side property lines established by adjacent or contiguous buildings shall be maintained. When a definite rhythm along a street is established by uniform lot, building width, or bay patterns within a building façade, infill buildings should maintain the rhythm.
2. New buildings should be constructed in line with adjacent historic structures. Corner buildings should avoid setbacks or open corner plazas that disrupt the continuity of the street wall.
3. New buildings shall front 100% of the primary street and, where applicable, a minimum of 85% of the secondary street.
4. The roofs of new buildings shall be visually compatible with the roof shape and orientation of surrounding buildings.
5. The roof forms of buildings within the district are typically flat or have a gentle slope behind a parapet wall.

D. Roof Shape

1. The roofs of new buildings shall be visually compatible with the roof shape and orientation of surrounding buildings.
2. The roof forms of buildings within the district are typically flat or have a gentle slope behind a parapet wall.

E. Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.
2. The design of the street level of new buildings is crucial in establishing the commercial vitality. At least 60% of the street level façade of a new building shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian. This guideline is most important on Broadway where most of the buildings have commercial ground floor storefronts.
3. Define a clear primary entry. Doorways on primary facades shall appear similar to those used historically. The primary entrance should be defined with a canopy or other architectural feature.
4. Upper floor windows should be at least twice as tall as they are wide.
5. Door and window openings should be recessed on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
6. On corner buildings, glazing shall turn the corner facing the secondary street a minimum of one structural bay or 16 feet, whichever is the greater.

F. Guidelines: Relationship of Materials, Texture, Details, and Material Color

The relationship and use of materials, texture, details and material colors of a new building's public facades shall be visually compatible with or similar to those of adjacent buildings, or shall not contrast conspicuously.

Masonry materials were primarily used in the historic district, and should continue to be predominant.

Contemporary materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary's Standards*. Exterior Insulation Finish Systems and vinyl are not appropriate exterior materials.

3. Wood, brick, stone, and metal were used for window, door and storefront surrounds and should be used for new buildings.
4. Storefront façade materials may vary in keeping with the materials of the existing buildings. Stone, glazed tile, painted wood, and brick are all appropriate materials.
5. Tinted glass, reflective glass, or colored glass may not be used for windows.
6. Large expanses of featureless materials are not appropriate.
7. The color of new building materials should be compatible with historic buildings within the district.

G. Guidelines: Orientation

1. The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible.
2. Primary building entrances shall be oriented to the primary street.
3. Entrances to buildings should be recessed.

I. Parking/Parking Structures, Plaza, Arcades, Landscape and Open Space

1. Parking, parking structures, plazas, arcades, landscape and open space may be appropriate components of new construction when the design of such development contributes to the overall character of the district and the streetscape, and the new construction is consistent with the design guidelines for new construction.
2. New parking should remain subordinate to the street scene and should be wrapped with a pedestrian friendly buffer or façade.
3. Parking structures should be wrapped with retail space or other active use along the street edge.
4. Curb cuts are not permitted on Broadway, and vehicular access should occur at the alley on properties that abut alleys.
5. All applicable guidelines for new construction shall be followed for parking structures.
6. Removal or demolition of existing historic buildings or portions of buildings to create a plaza, arcade, or open space is not appropriate.

Background: 405 Broadway is a vacant, el-shaped lot that also has frontage on 4th Avenue South (Figures 1 & 2).

Figure 1. 405 Broadway from Broadway

Figure 2. 405 Broadway from 4th Ave S.

Analysis and Findings: Application is to construct infill on a vacant lot. The lot has frontages on both Broadway and 4th Avenue South.

Height and Scale: The proposed infill will be four stories tall, with a stepped back fifth story. This meets the design guidelines, which allows for the primary massing to be between three and five stories. The primary height of the infill will be sixty feet (60') along Broadway and sixty-five feet (65') along 4th Avenue South because of the slope of the site. The stepped back portion of the addition will be recessed thirty feet (30') on the Broadway façade and twenty feet (20') on the 4th Avenue South façade, meeting the design guidelines. The rooftop railing will be recessed six feet (6') along Broadway and five feet (5') along 4th Avenue South, which also meets the design guidelines. The

elevator overruns and mechanical equipment will top out at eighty-five feet (85') which is the maximum allowed for infill along Broadway.

The infill is designed to extend the entire width of the lots along both Broadway and 4th Avenue South. That meets the historic context along 4th Avenue North. However, along Broadway, the historic top cornice and storefront cornice and column turn the corner of the building and extend into the area of 405 Broadway (Figure 3). The design of 405 Broadway does not currently accommodate these historic features and seems to require their partial removal.

The ground floor storefront elements are restored elements from the 1980s. Previously, a one-story mid-twentieth century structure covered these features (Figures 4-5). Staff was unable to find early photographs of the structure confirming that the storefront cornice and column did extend into some of the side façade. However, an 1897 Sanborn map, which dates to just a few years after 401-403 Broadway was constructed, shows clearly that there was a small gap between 401-403 Broadway and the one-story store next door (Figure 6). This allowed 401-403 Broadway to have the side windows with metal shutters and also allowed for the front façade architectural elements to turn the corner. Staff therefore finds that the storefront column and cornice likely did turn the corner and that the 1980s restoration of the building restored this historic feature.

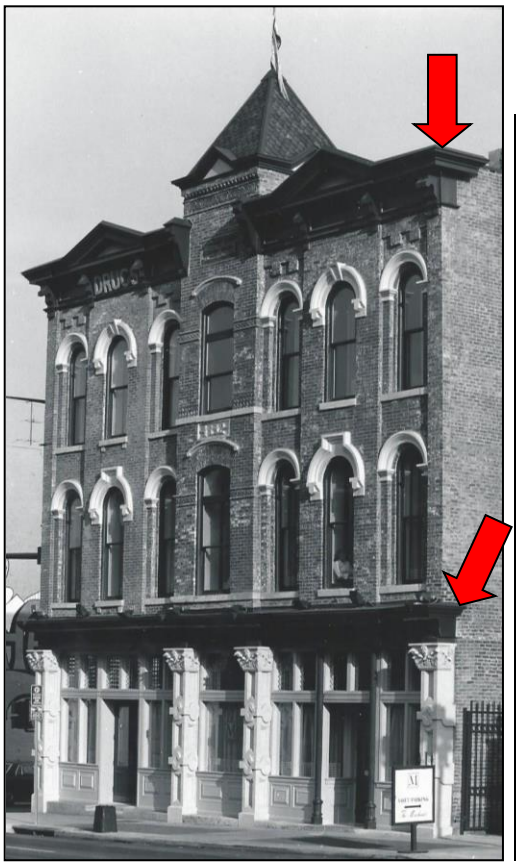


Figure 3 (right) some of the architectural elements of the façade turn the corner. Figure 4 (left) shows how in the 1970s, the structure next door obscured or eradicated the portions of the storefront details that turned the corner. The column and storefront details were restored in the late 1980s.

Figure 5. c. 1970s photo of 401 Broadway.

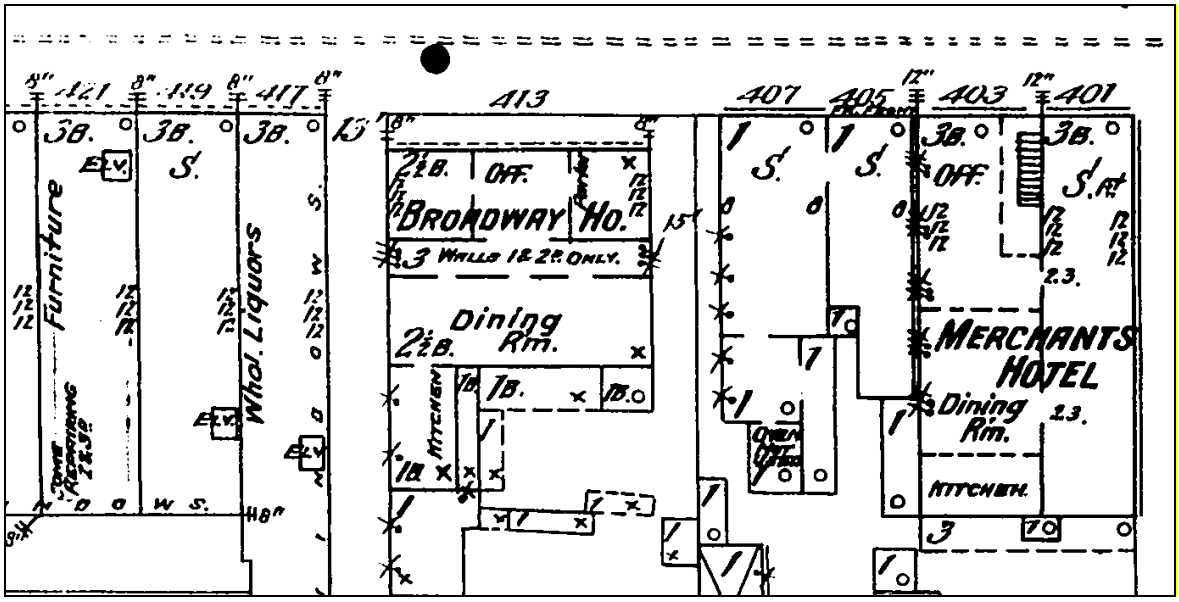


Figure 6. The c.1897 Sanborn map was published just a few years after 401 Broadway was constructed. It shows a gap between 401-403 Broadway and the one-story structure at 405 Broadway. The 12" mark on the map indicates the number of inches above the roof the firewall extends and not the width of the gap, but it is clear there was a gap between the two structures, allowing the architectural elements to turn the corner.

Because these elements on 401 Broadway are restorations of historic conditions, their partial demolition does not meet the design guidelines. Staff recommends that the design of the infill along Broadway be revised so that the architectural features on 401 Broadway are not altered.

The masonry portion of the infill is three stories, and it is capped by a cornice. Above the cornice, the fourth story of the infill will be all glass, which will both mark the structure as infill and also mean that the masonry massing will be three stories, matching the scale of the two structures on either side.

With the condition that the infill design allow the storefront cornice and column and the top cornice at 401 Broadway to remain unaltered, Staff finds that the infill's height and scale to meet Sections III.A. and III.B. of the Broadway design guidelines.

Setback and Rhythm of Spacing The new infill will be constructed up to the sidewalk line, lining up with the two structures on either side of it along Broadway. On 4th Avenue South, the infill will also be constructed up to the building line, although one-third of the ground floor will be recessed to allow for a service entry to the building. Since 4th Avenue South has a character that is more utilitarian and less high-style commercial structures like those on Broadway, staff finds that this meets the context and the design guidelines.

Staff finds that the infill's setbacks and rhythm of spacing to meet Section III.C. of the Broadway design guidelines.

Roof Form. The proposed roof form is flat, which is similar to the historic buildings in Broadway Historic Preservation Overlay and meets the design guidelines.

Staff finds that the infill's roof form to meet Section III.D. of the Broadway design guidelines.

Proportion and Rhythm of Openings: The storefront on Broadway is almost entirely glass, which meets the design guidelines. The storefront on 4th Avenue South has approximately one-third of it devoted to a recessed, non-transparent service area. Staff finds that this is an appropriate location for a needed service area for the building since Broadway is the primary façade.

The bottom three levels, which are clad in masonry, largely have a traditional late nineteenth century commercial fenestration pattern with a ground floor storefront and a mixture of arched and rectangular punched window openings on the second and third floors. Except for the two-story arched window, the windows on the first floor are the tallest, those on the second floor are the second tallest, and those on the third floor are the

shortest. This is a traditional proportion for commercial structures found in the Broadway Historic Preservation Overlay.

However, staff finds that the proposed central, two-story arches on both facades do not meet the guidelines in terms of proportion and rhythm of openings. Two-story arched window openings are not found historically in the Broadway Historic Preservation Zoning Overlay. Moreover, the design feature skews the proportion of openings on the lower three facades. Rather than the window openings on the lower floors being taller than those above, the arches skew the proportions, making the second floors seem taller than the first floors. Staff recommends that the arches be removed and the second floor central bays have punched window openings like the third stories.

The fourth floor will be entirely glass, with arched window elements. Although not seen historically in the district, staff finds that this modern element will allow the infill's masonry section to better match the height and scale of the two historic structures on either side of it.

With the condition that the central, two-story arches be removed and the second floor central bays have punched window openings like the third stories, staff finds that the infill's proportion and rhythm of openings to meet Section III.E. of the Broadway design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Primary Cladding Material	Brick	Unknown	Yes	Yes
Storefront Cladding	Large Format Ceramic Tile	Unknown	Yes	Yes
Cornice	Fiberglass	Fiberglass	Yes	No
Detailing	Cast Stone	Unknown	Yes	Yes
Lintels and Sills	Brick	Unknown	Yes	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes
Storefront Windows and Doors	Aluminum Storefront System	Needs final approval	Yes	Yes
4th Ave Screen Wall for Service Entry	Metal	Unknown	Yes	Yes

4th Story	Glass and Metal	Unknown	Yes	No
Rooftop Railing	Metal Railing with Vertical Pickets	Unknown	Yes	No
Rooftop structure cladding	Fibercement or Metal	Unknown	Unknown	Yes

Staff recommends approval of all masonry samples, the ceramic tiles, the storefront systems, all windows and doors, the 4th Avenue metal screen, the glass and metal for the 4th story, the rooftop railing details, and the cladding for the rooftop structure prior to purchase and installation.

With staff's approval of all final material choices, staff finds that the known materials meet Section III.F. of the design guidelines.

Orientation. Because of the el-shaped lot, the infill is oriented to both Broadway and 4th Avenue South, with the 4th Avenue South storefront having a service entrance, which is appropriate. The entrances are recessed four feet (4') along Broadway and at least three feet (3') along 4th Avenue. Staff finds this to meet the design guidelines.

Staff finds that the infill's orientation to meet Section III.G. of the Broadway design guidelines.

Signage and Appurtenances. This review does not include signage and other appurtenances that might be part of the larger project. The applicant must return to MHZC for approval of signage and all appurtenances not included in these drawings.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The central two-story arches on both facades be removed and the second floor central bays have punched window openings like the third stories;
2. The infill be reconfigured so that storefront cornice and column and the top cornice at 401 Broadway can remain unaltered;
3. Staff approve all masonry samples, the ceramic tiles, the storefront systems, all windows and doors, the 4th Avenue metal screen, the glass and metal for the 4th story, the rooftop railing details, and the cladding for the rooftop structure prior to purchase and installation;
4. Staff approve the final location for all HVAC units and utilities; and
5. The applicant return to MHZC for approval of signage and all appurtenances not included in these drawings.

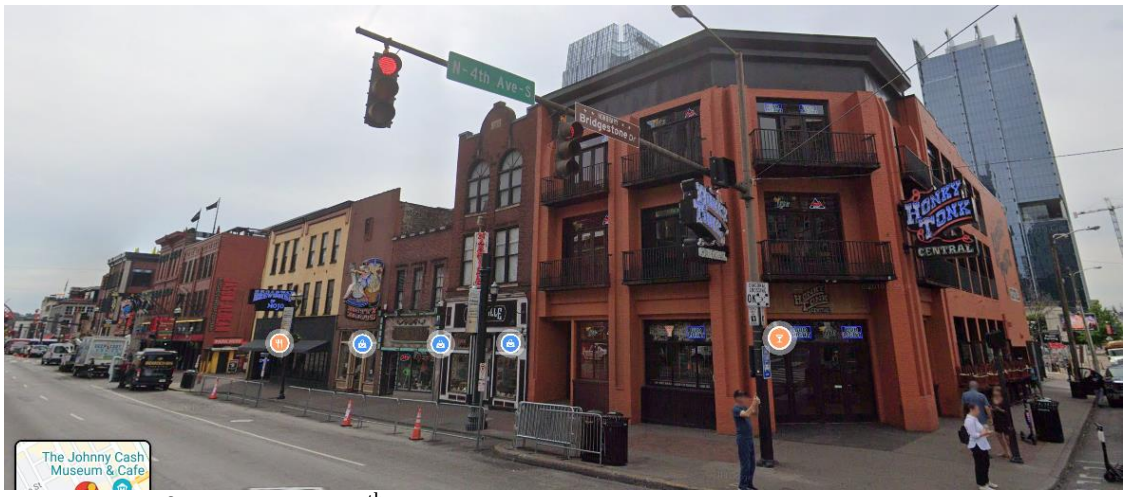
With these conditions, staff finds that the proposed infill meets Section III. of the Broadway Historic Preservation Overlay design guidelines.

Context Photos

South side of Broadway at 4th Ave, with the vacant lot visible. Looking west

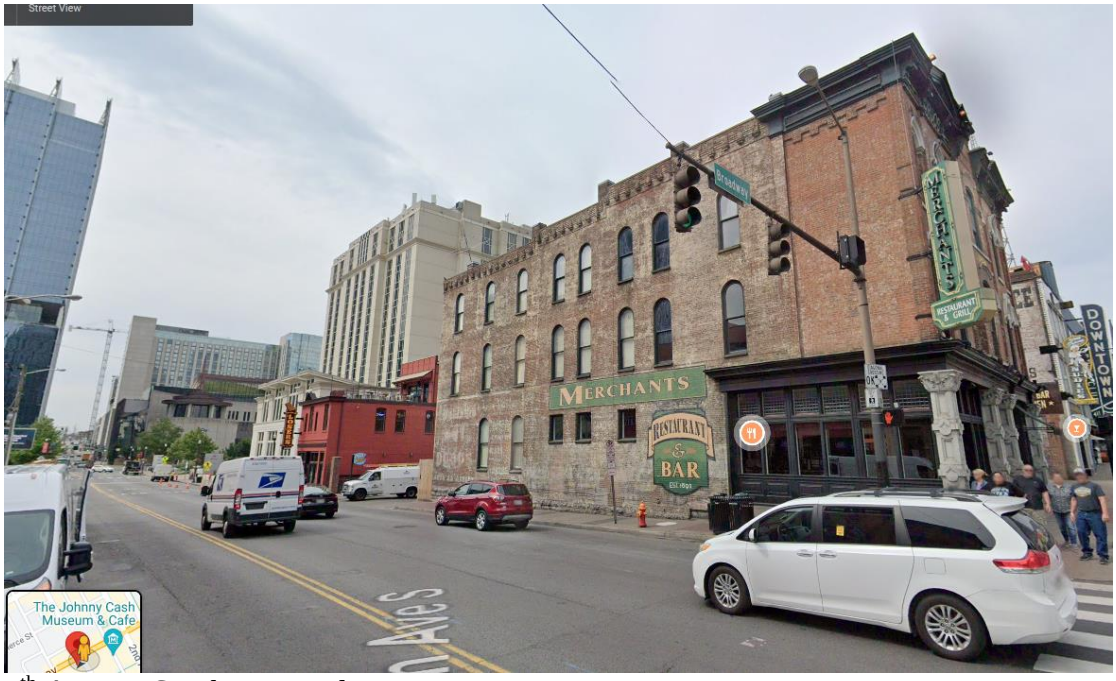
Buildings to the right of 405 Broadway

North side of Broadway at 4th, looking west

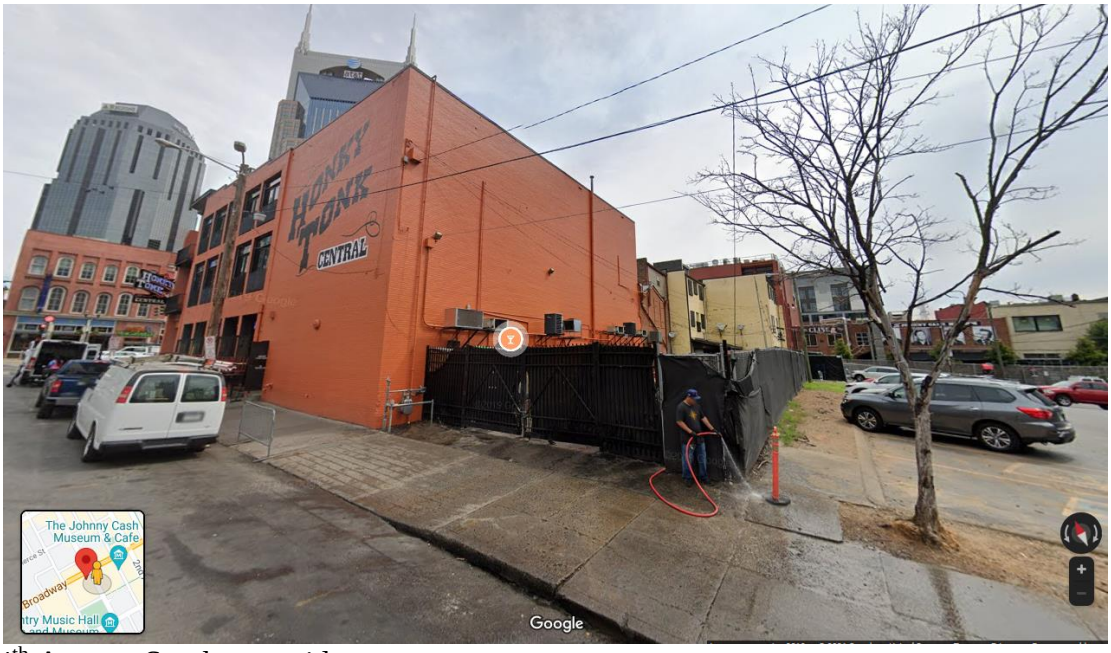


South side of Broadway at 4th, looking east

North side of Broadway at 4th, looking east



4th Avenue South, west side context.



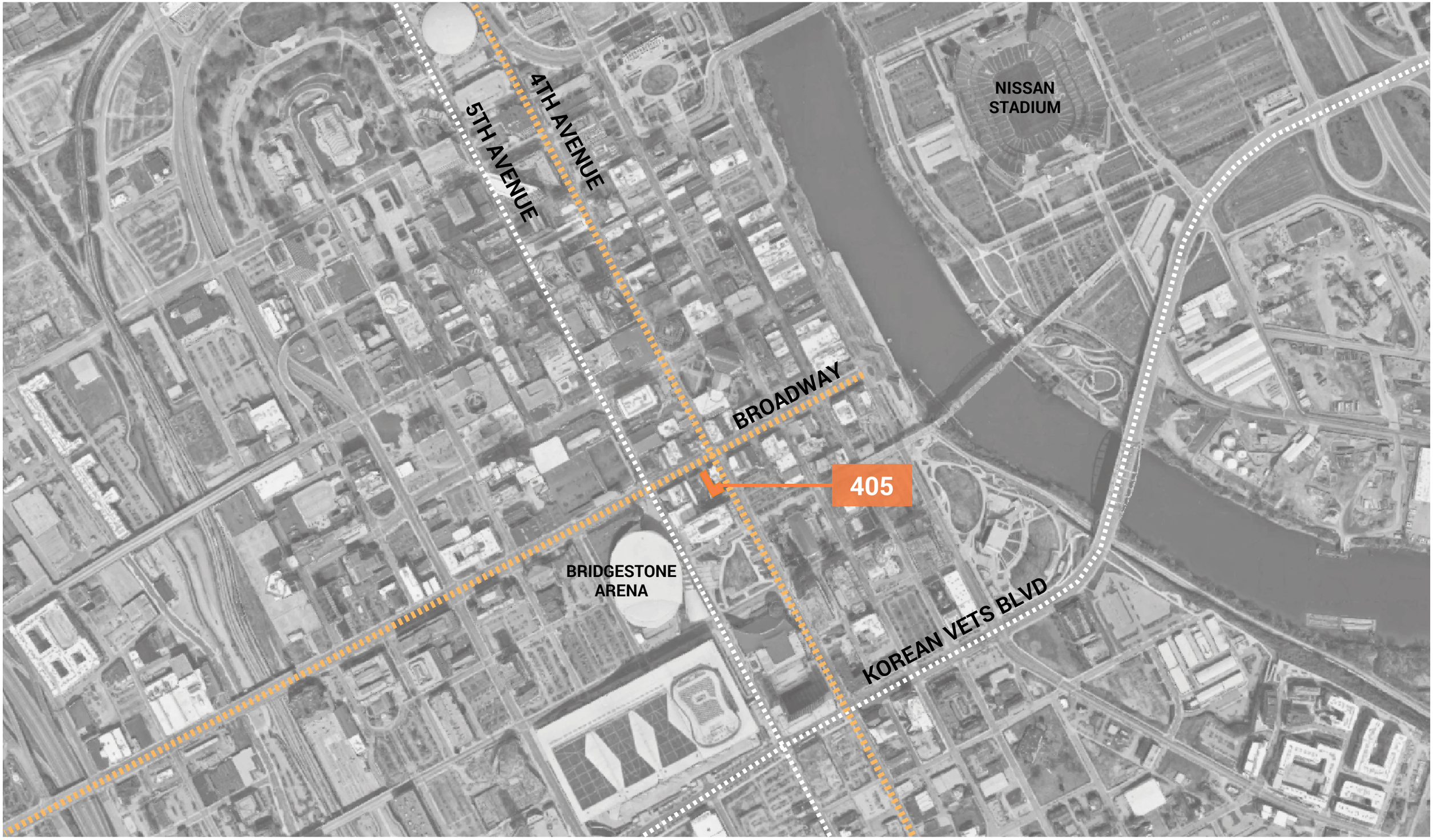
4th Avenue South, east side context.

405 BROADWAY

405 BROADWAY | NASHVILLE | TN | 37203

HISTORIC ZONING COMMISSION - DESIGN REVIEW
06.16.2021

CENTRIC
ARCHITECTURE



CONTEXT MAP

CENTRIC
ARCHITECTURE

CONTEXT SITE PLAN

CENTRIC
ARCHITECTURE

VIEW FROM BROADWAY LOOKING EAST

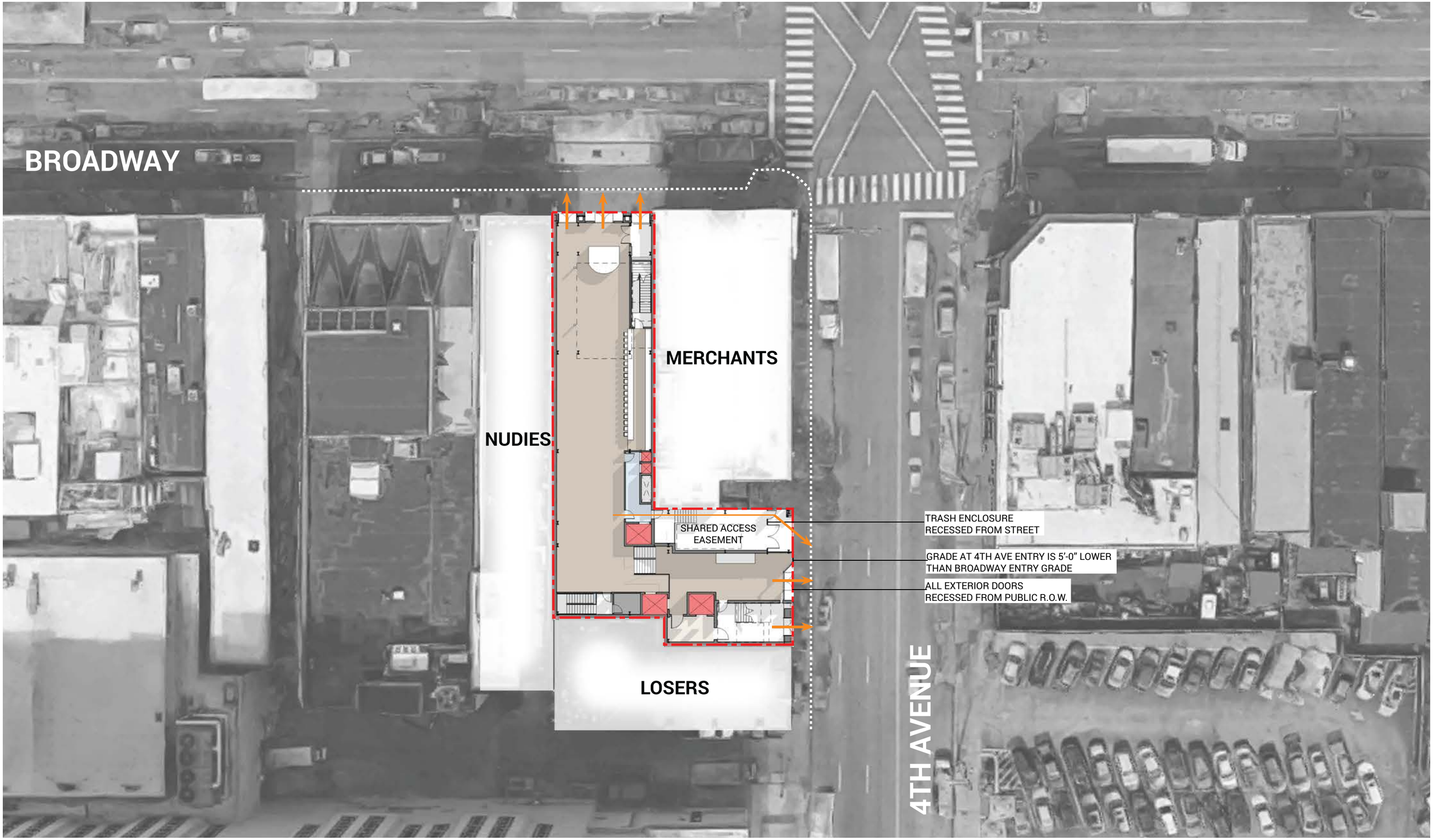
CORNER OF BROADWAY & 4TH AVE

CENTRIC
ARCHITECTURE

VIEW FROM 4TH AVE LOOKING SOUTH

VIEW FROM 4TH AVE LOOKING NORTH

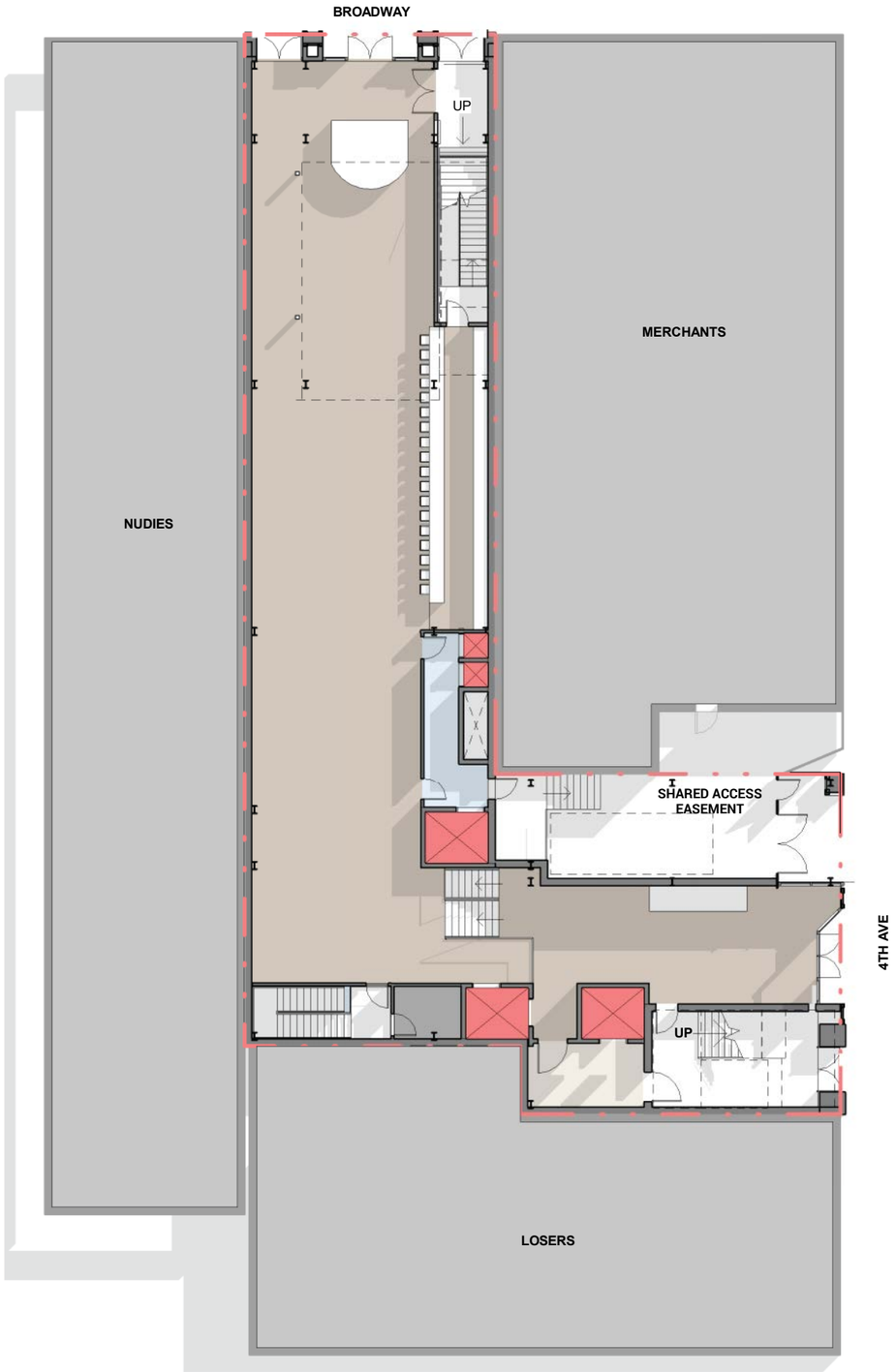
CENTRIC
ARCHITECTURE



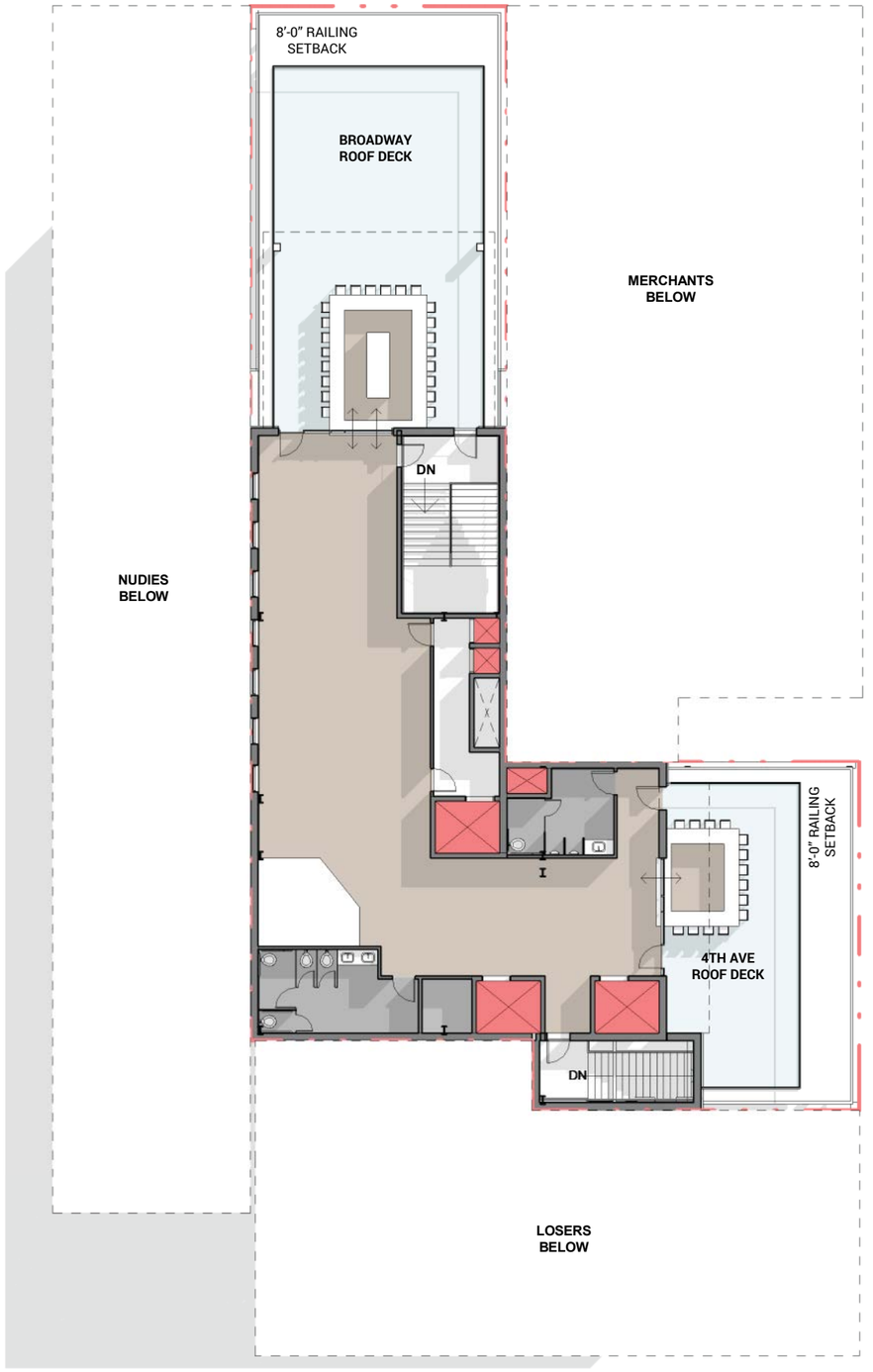
GROUND LEVEL PLAN & EGRESS

0" 15' 30' 60'

CENTRIC ARCHITECTURE



LEVELS 1-4 FLOOR PLAN (TYPICAL)



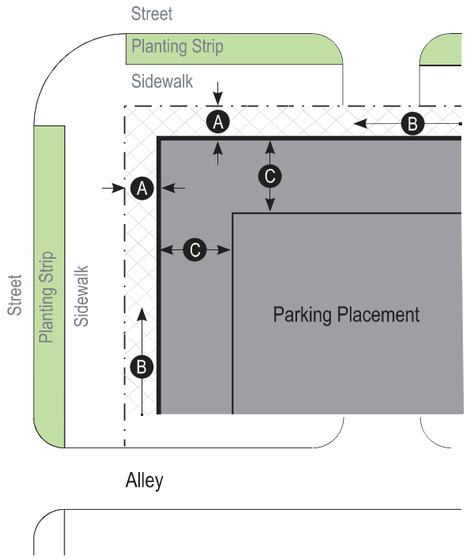
LEVEL 5 FLOOR PLAN

0' 10' 20' 40'

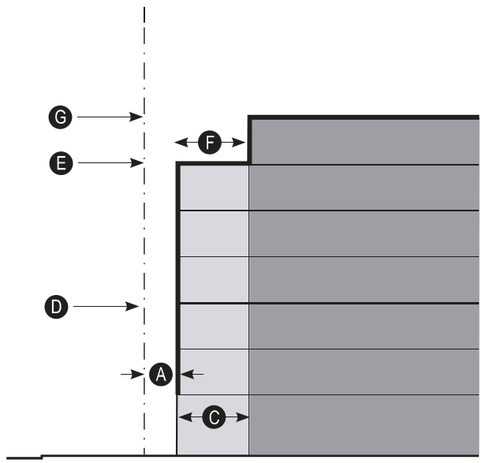
CENTRIC
ARCHITECTURE

DTC REQUIREMENTS: 2ND AND BROADWAY SUBDISTRICT: BUILDING REGULATIONS

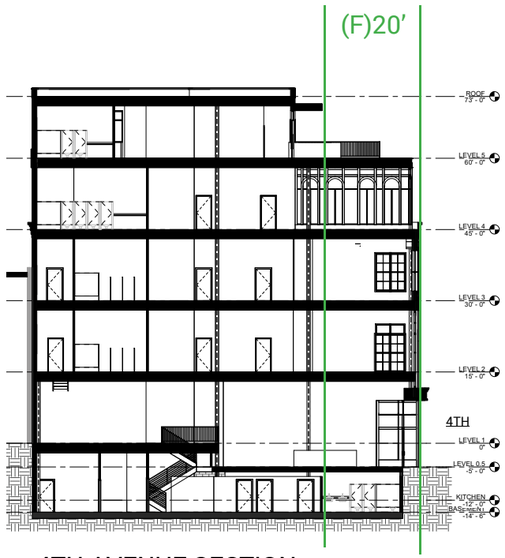
REQUIREMENT	**PROPOSED MODIFICATION**
A - ALLOWED FRONTAGE TYPES WITH REQUIRED BUILD-TO-ZONE ALL STREETS: 0′	NO MODIFICATION PROPOSED
B - FACADE WIDTH ALL STREETS: 100% OF LOT FRONTAGE MIN.	NO MODIFICATION PROPOSED, HOWEVER EGRESS EASEMENT WILL BE MAINTAINED AT 4TH AVE BUILDING REAR OF ADJACENT MERCHANTS
C - MIN. BUILDING DEPTH 15′ FROM BUILDING FACADE	NO MODIFICATION PROPOSED
D - MIN. HEIGHT 40′ MIN.	NO MODIFICATION PROPOSED
E - MAX. HEIGHT AT THE STREET ON BROADWAY: 5 STORIES TO A MAX. HT OF 65′* OTHER STREETS: 8 STORIES TO A MAX. HT OF 105′* *G - MAX. HEIGHT - 1 ADDITIONAL STORY WITHIN 150′ OF THE RIGHT-OF-WAY OF BROADWAY, HEIGHT SHALL NOT EXCEED 6 STORIES OR 80′	REGULATION G UTILIZED FOR 1 ADDITIONAL STORY AND HEIGHT INCREASE, NO MODIFICATION PROPOSED NO MODIFICATION PROPOSED
F - MIN. STEP-BACK DEPTH ON BROADWAY: 30′ ON ALL OTHER STREETS: 20′	NO MODIFICATION PROPOSED NO MODIFICATION PROPOSED



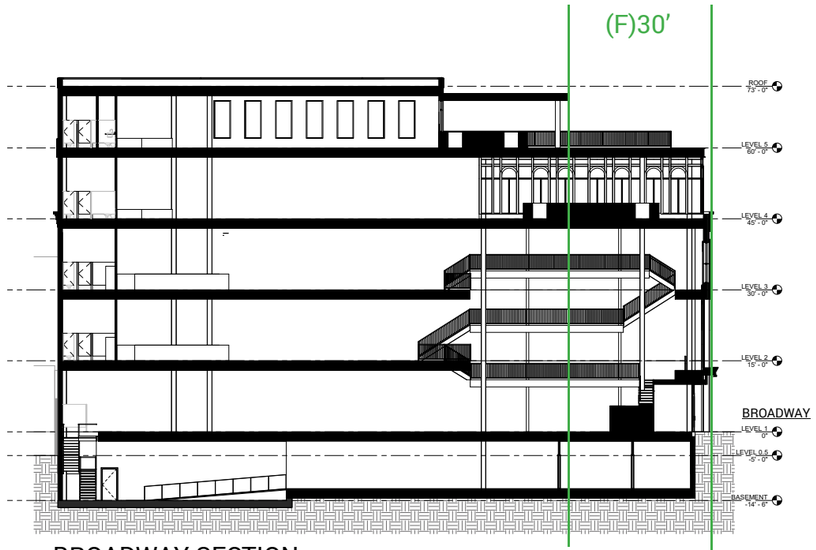
PLAN DESIGN GUIDELINES



SECTION DESIGN GUIDELINES



4TH AVENUE SECTION

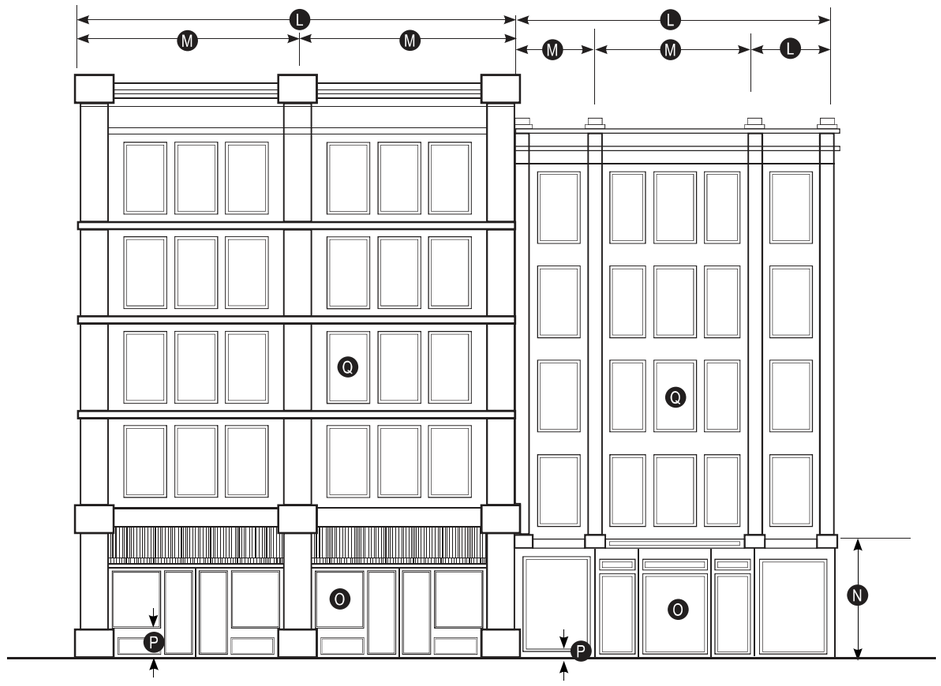


BROADWAY SECTION

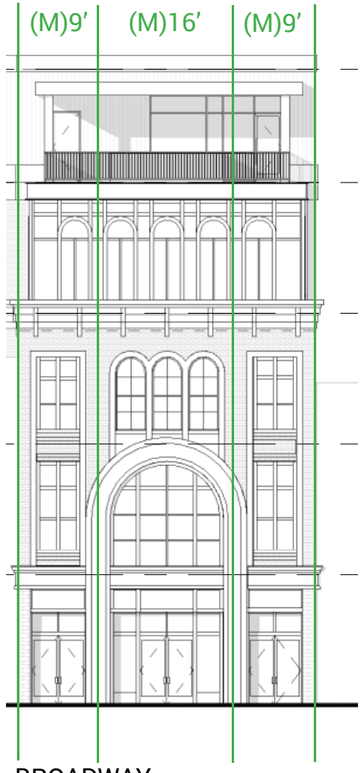
CENTRIC ARCHITECTURE

DTC REQUIREMENTS: 2ND AND BROADWAY SUBDISTRICT: BUILDING DESIGN & ARTICULATION

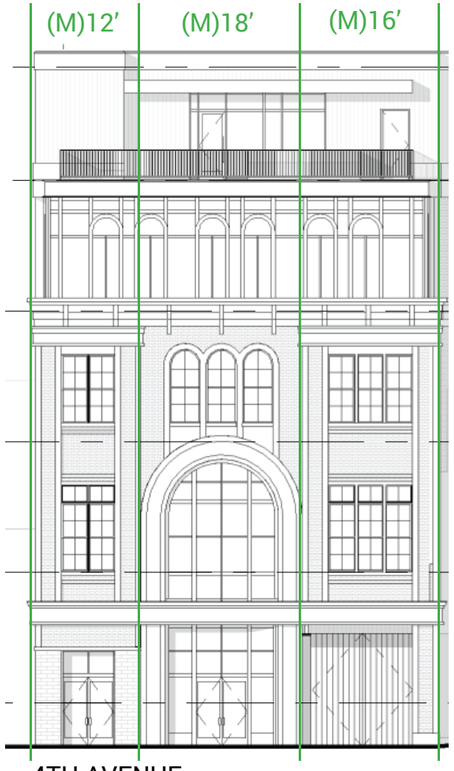
REQUIREMENT	**PROPOSED MODIFICATION**
L - PRIMARY BUILDING DIVISIONS 20′ - 50′ WIDE	NO MODIFICATION PROPOSED
M - SECONDARY BUILDING DIVISIONS 5′ - 25′ WIDE	NO MODIFICATION PROPOSED
N - FIRST FLOOR HEIGHT 16′ MIN.	BROADWAY ELEVATION: 15′ FLOOR TO FLOOR 4TH AVENUE ELEVATION: EXCEEDS REQUIREMENT AT 20′ FLOOR TO FLOOR, NO MODIFICATION PROPOSED
O - WINDOW: GROUND FLOOR 60% GLAZING REQUIRED FROM 2 FEET ABOVE GRADE TO FINISHED FLOOR OF 2ND STORY	NO MODIFICATION PROPOSED
P - WINDOW: SILL HEIGHT 18″ - 24″	NO MODIFICATION PROPOSED
Q - UPPER FLOORS WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER	NO MODIFICATION PROPOSED - NOTE STOREFRONT WALLS ON THE 5TH LEVEL DO NOT COMPLY, HOWEVER ARE SET BACK BEYOND THE REQUIRED SETBACK LINE REGULATION



DESIGN GUIDELINES



BROADWAY



4TH AVENUE

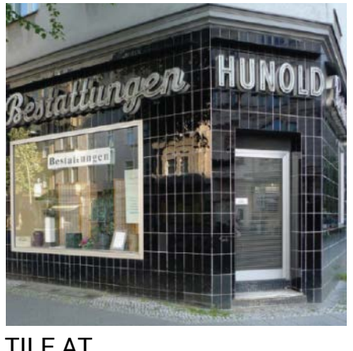
CENTRIC
ARCHITECTURE

BROADWAY ELEVATION
MATERIALS

*MATERIALS PROVIDED ARE BASIS OF DESIGN. FINAL MANUFACTURER AND SPECS TO BE SUBMITTED FOR REVIEW PRIOR TO SUBMITTING FOR PERMIT.

DEEP RED/BROWN NATURAL BRICK WITH COLOR VARIATION

CAST STONE FOCAL ARCH TO SIGNIFY ENTRY



LARGE FORMAT EXTERIOR CERAMIC TILE AT THE BUILDING “BASE”

CENTRIC
ARCHITECTURE

BROADWAY ELEVATION
DESIGN INTENT

RAILINGS SET BACK REQUIRED 8 FT AND NOT VISIBLE FROM STREET

GLASS WALLS SET BACK AND UTILIZED AT THE 4TH LEVEL TO PROVIDE A LIGHTER “FEEL” TO THE BUILDING PORTION ABOVE THE ADJACENT BUILDINGS

CONTINUOUS CORNICE USED AROUND ENTIRE BUILDING PERIMETER

BOTH ARCHED AND RECTANGULAR OPENINGS INCORPORATE SIMILAR FORMS OF NEIGHBORING BUILDINGS

ALL OPENINGS ALONG BROADWAY TO BE OPERABLE

*WINDOW BASIS OF DESIGN TO BE FOLDING/SLIDING ALUMINUM GLASS WALL SYSTEM. FINAL MANUFACTURER AND SPECS TO BE SUBMITTED FOR REVIEW PRIOR TO SUBMITTING FOR PERMIT

LOWER CORNICE AT PEDESTRIAN LEVEL TO CREATE “BASE” OF BUILDING

ACCENT PANELS SIMILAR TO NEIGHBORING BUILDINGS AS VISUAL EXTENSION OF GROUND STOREFRONT OPENINGS

CENTRIC
ARCHITECTURE

4TH AVENUE ELEVATION

FIBER CEMENT CLADDING IN VERTICAL PATTERN. ALTERNATE TO BE TIGHT PROFILE CORRUGATED METAL PANEL.

DEEP RED/BROWN NATURAL BRICK WITH COLOR VARIATION

CAST STONE FOCAL ARCH TO SIGNIFY ENTRY

LARGE FORMAT CERAMIC TILE AT THE BUILDING “BASE”

CENTRIC
ARCHITECTURE

4TH AVENUE ELEVATION
DESIGN INTENT

RAILINGS SET BACK REQUIRED 8 FT AND NOT VISIBLE FROM STREET

GLASS WALLS SET BACK AND UTILIZED AT THE 4TH LEVEL TO PROVIDE A LIGHTER “FEEL” TO THE BUILDING PORTION ABOVE THE ADJACENT BUILDINGS

CONTINUOUS CORNICE USED AROUND ENTIRE BUILDING PERIMETER

BOTH ARCHED AND RECTANGULAR OPENINGS INCORPORATE SIMILAR FORMS OF NEIGHBORING BUILDINGS

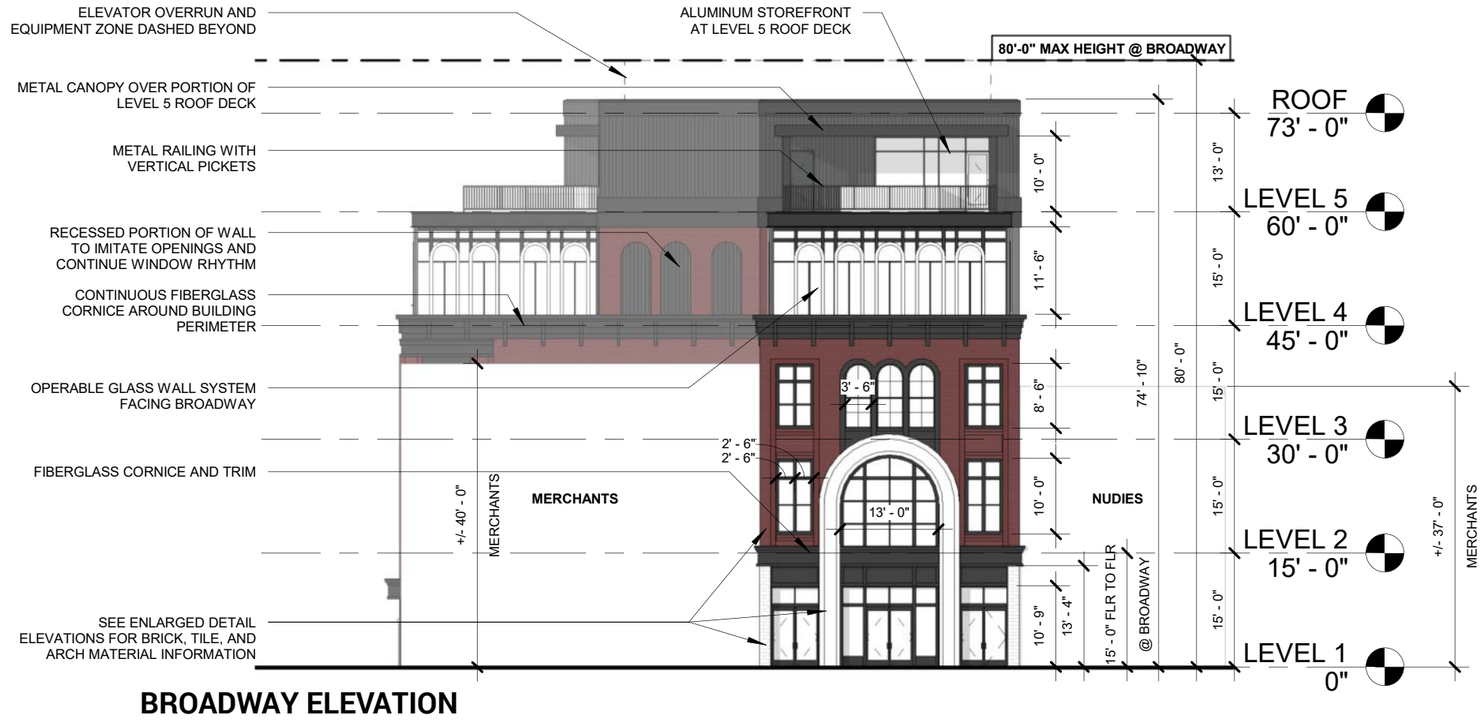
ALL OPENINGS ALONG 4TH AVENUE TO BE OPERABLE WITH EXCEPTION OF WINDOWS INSIDE INTERIOR EXIT STAIR (LEFT THIRD OF BUILDING FACADE)

*WINDOW BASIS OF DESIGN TO BE FOLDING/SLIDING ALUMINUM GLASS WALL SYSTEM. FINAL MANUFACTURER AND SPECS TO BE SUBMITTED FOR REVIEW PRIOR TO SUBMITTING FOR PERMIT

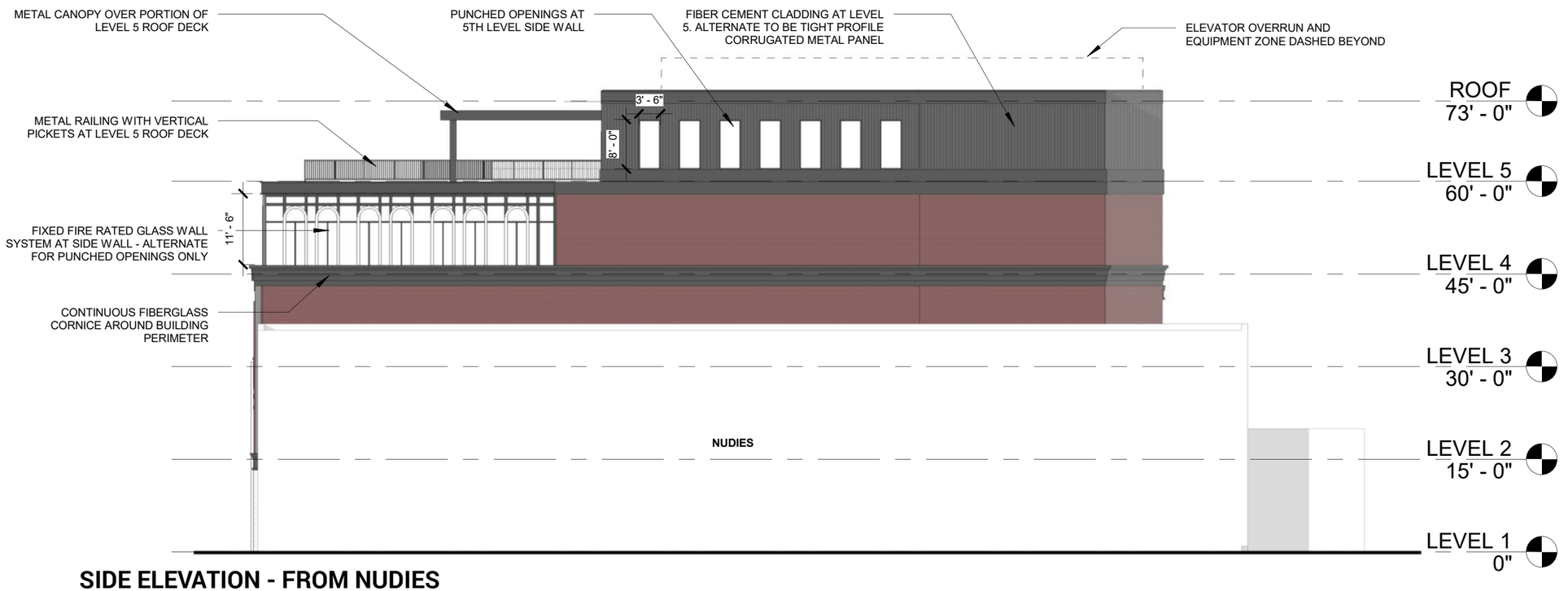
2ND LEVEL ARCH GLASS SERVES AS A VISUAL EXTENSION OF THE 1ST LEVEL ENTRY GLASS OPENINGS

INSET SCREENING AT EGRESS AND TRASH EASEMENT

CENTRIC
ARCHITECTURE



BROADWAY ELEVATION

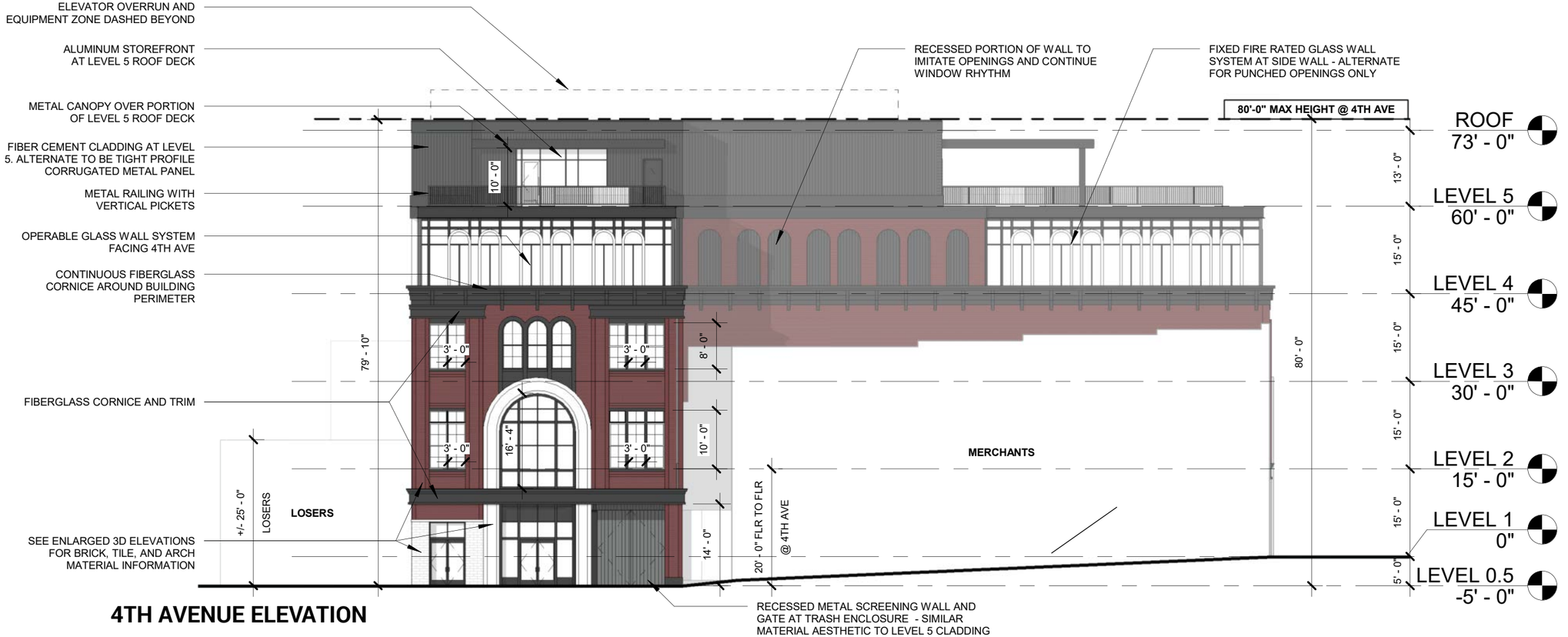


SIDE ELEVATION - FROM NUDIES

0' 10' 20' 40'

CENTRIC ARCHITECTURE

SIDE ELEVATION - FROM LOSERS



4TH AVENUE ELEVATION

0' 10' 20' 40'

CENTRIC ARCHITECTURE