



**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**  
**129 Second Avenue**  
**June 19, 2013**

**Application:** Alteration

**District:** Second Avenue Historic Preservation Zoning Overlay

**Council District:** 19

**Map and Parcel Number:** 09306205600

**Applicant:** James Lowen, Lowen + Associates

**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov), 615-862-7970

**Description of Project:** The applicant proposes to replace the non-historic storefront, replace upper-story windows and install signage and lighting.

**Recommendation Summary:** Staff recommends approval of the project with the conditions that applicant obtain administrative approval of all signage, windows and doors. With these conditions, Staff finds the project to meet the design guidelines for signage, lighting and new storefronts in the Second Avenue Historic Zoning Overlay.

**Attachments**

**A:** Photographs

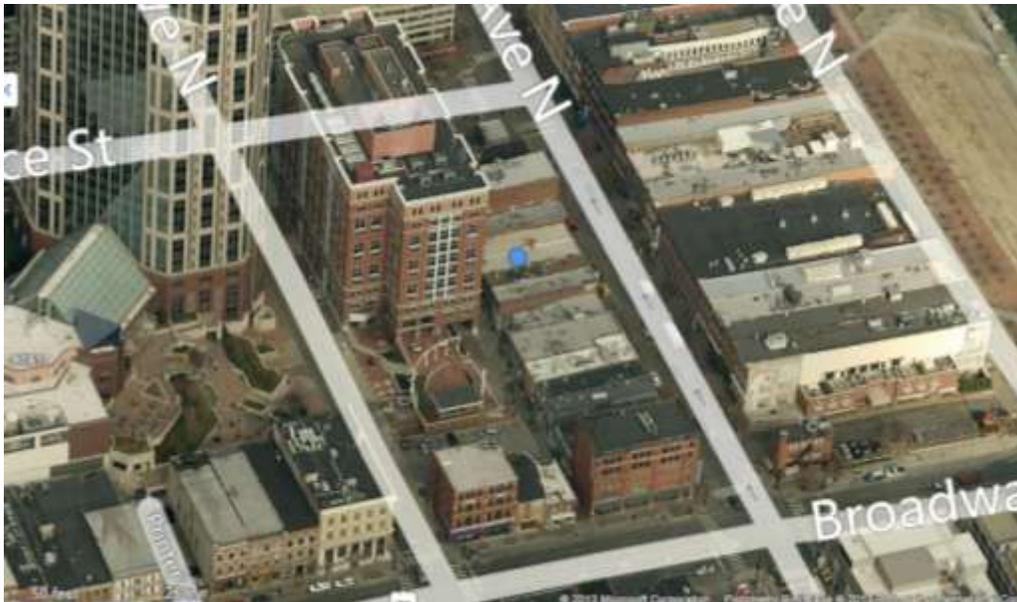
**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. Rehabilitation**

#### **A. Guidelines: 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.
4. Original entrances configuration, plane, recess and other visual qualities should be retained.

#### **B. Guidelines: 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 bulkheads.
4. Ornamental, frosted, or stained glass in front doors are generally not appropriate, except where incorporated into window graphics and/or business identity.
  5. 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.
  6. Glass used in replacement doors should be clear.
7. 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. Guidelines: 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. Guidelines: 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 wooded or metal frames.
5. Historic transoms should remain visible and not be covered or enclosed.

### **E. Guidelines: 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.

### **G. Guidelines: 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. New cornices shall not be added where none existed originally.
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.

## **Upper Façades**

### **General Principles**

Original appearance and details of upper-story facades should be retained.

If repairs are needed, it should use historically appropriate materials and methods.

Replacements to facades should be in keeping with the style and period of the building.

The use of contemporary materials for the replacement elements of facades may be appropriate if they possess characteristics similar in scale, design finish, texture, durability, and detailing to historic materials and meet *The Secretary's Standards*.

Interior changes that affect the exterior appearance of upper facades including lowering ceiling heights or raising floor levels should be avoided.

### **H. Guidelines: Windows**

1. Original windows and window openings, including dimensions, sash, (configuration, number and arrangement of panes), materials, and detailing (sills, lintels, and decorative hoods) 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. Multi-pane windows should be true or simulated divided lights with a spacer bar between the glass. Snap-on or between the glass muntins are inappropriate.
5. Steel windows should be replaced with steel or aluminum designs that replicate the appearance of the original window.
6. Window grills, balcony rails, and shutters are not appropriate window treatments.
7. Window openings, surrounds, or other elements not original to a building should generally not be introduced to the public facades of the building.
8. 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.
  9. 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.

## **LIGHTING**

### **General Principle**

Light fixtures should be as simple and unobtrusive as possible.

### **T. Guidelines: 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 bulbs are not appropriate.

## **IV. SIGNAGE**

### **Allocation of Sign Area**

The maximum sign area for each type of sign is established in the following tables. Specific requirements for each sign type are shown on the subsequent pages.

For each cell in the table, there is a maximum allowed sign area that may be utilized with any combination and any number of signs associated with that cell, unless otherwise noted.

The measurements for “linear feet” shall be at grade.

#### Building Signs

Wall, Awning, Canopy and Projecting Signs—1.5 square feet of sign area per 1 linear foot of building façade or 36 square feet, whichever is greater. When a projecting sign is used on a building, an additional .50 square feet of sign area per 1 linear foot of building façade shall be permitted, for a total 2 square feet per 1 linear foot of building façade.

Shingle Sign: 9 square feet per sign

#### Ground Signs

Monument Sign-24 square feet

#### Skyline Signs

75;0110’—480 square feet

101’-200’—600 square feet

201’ and taller-720 square feet

## **GENERAL STANDARDS**

### **Materials**

All permanent, on-premises signs shall be constructed of a rigid, weatherable material such as hard plastic, wood, MDO plywood, aluminum, steel, PVC, glass, fiberglass and or Plexiglass. On-premises permanent signs shall not be constructed of nonrigid materials including, but not limited to, vinyl, fabric, canvas, or corrugated plastic. The provisions of this subsection shall not apply to approved, permitted canopies, awnings and porticoes.

### **Building Façade and Street Frontage Measurement**

In determination of number of stories of a building, rooftop additions shall not be considered within the number of stories.

#### Building Sign: Wall Sign

##### **Description**

- A wall sign is a building sign that is attached flat to, or mounted away from but parallel to, the building façade.
- A wall sign may be painted on the building façade, in some instances, as a modification.

##### **General Provisions**

- A wall sign shall be located lower than the window sills of the top floor for multi-story buildings.
- No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.

- No portion of a wall sign may extend above the lower eave line of a building with a pitched roof.
- A wall sign cannot cover windows or architectural details.
- An exposed raceway shall be finished to match the background wall or be integrated into the overall design of the sign.
- A wall sign can be externally or internally illuminated in accordance with the section on Illumination.

**Design Standards**

- A** Overall area allocation (max)--see allocation of sign area
- B** Projection (max)--2 inch OR 13 inches for internally lighted or neon signage
- C** Exposed Raceway height--50% of the letter height, OR if the Raceway is used as the sign background, the Raceway may extend 3 inches beyond the largest part of the sign. Refer to Illumination section for additional raceway standards and permitted locations.

**Building Sign: Projecting Sign**

**Description**

A projecting sign is a type of building sign that projects outward from the façade, typically at a ninety degree angle. Projecting signs are typically, but not always, vertically oriented and generally mounted above the first floor.

**General Provisions**

- A projecting sign must be located at least 25 feet from any other projecting sign. When building width prohibits adherence to this standard, flexibility shall be permitted through Modification to be reviewed by staff.
- A projecting sign may be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both streets may be used, however, in no case shall the sign exceed the maximum dimensional standards below.
- A projecting sign shall be located below the windows sills of the third story.
- The top of a projecting sign shall not extend above the building eave or top of parapet.
- A projecting sign can be externally or internally illuminated in accordance with the Illumination design guidelines.
- Projecting signs that are 3-dimensional may be permitted through a modification.
- A projecting sign cannot cover windows or architectural details.

**Design Standards**

- A** Overall area allocation (max)—see allocation of sign area
- B** Height (max)
  - 1 story buildings—10 feet
  - 2 and 3 story buildings—16 feet
  - 4 or more story buildings—20 feet
- C** Average spacing from façade (min)—1 foot
- D** Projection Width (max)—6 feet
- E** Depth of Cabinet (max)—2 inch or 18 inches for internally lighted or neon signs

**Building Sign: Shingle Sign**

**Description**

A single sign is a smaller building sign that projects outward, typically at a ninety degree angle, and hangs from a bracket or support that is located over or near a building entrance.

**General Provisions**

- Signs shall be located within 8 feet of an active pedestrian building entrance. This does not include service entries or entries that primarily remain locked.
- An active pedestrian entrance at the corner of a building is allowed signs on both streets.
- A shingle sign shall be located below the window sills of the second story.
- A shingle sign shall not be internally illuminated.

- A shingle sign cannot cover windows or architectural details.

### **Design Standards**

- A** Area (max)—9 square feet
- B** Height (max)—3 feet
- C** Spacing from façade (min)—6 inches
- D** Width (max)—3 feet
- E** Depth (max)—6 inches

### **Illumination**

Illumination of signs shall be in accordance with the following requirements:

#### **External Illumination**

- External light sources shall be placed close to, and directed onto the sign and shielded to minimize glare into the street, sidewalks or onto adjacent properties.
- Projecting light fixtures used for externally illuminated signs shall be simple and unobtrusive in appearance. They should not obscure the sign.

#### **Internal Illumination**

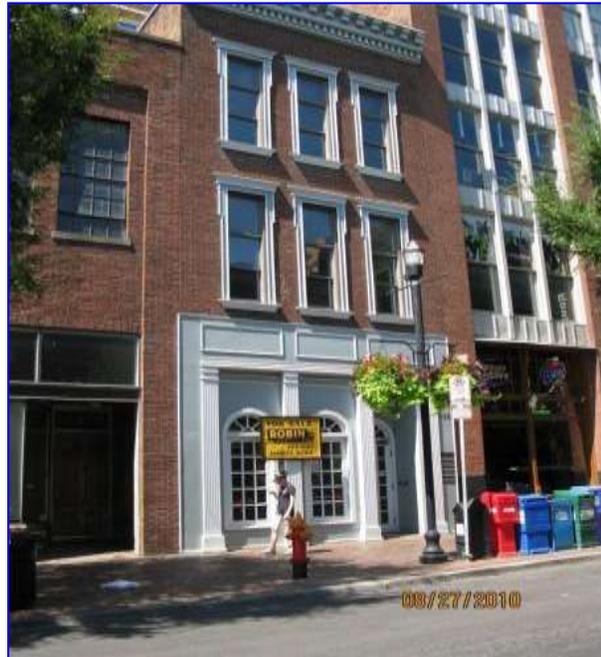
- Channel letters may be internally lit or back-lit.
- For cabinet signs, the background must be opaque. Only graphics, text and logos may be illuminated, and a halo of one inch around graphics, text, and logos may be non-opaque.
- Exposed neon may be used for lettering or as an accent.

#### **Prohibited Light Sources**

The following light sources are prohibited:

- Blinking, flashing, chasing, and sequential lighting.
- Bare bulb illumination.

**Background:** 129 Second Avenue is a contributing building in the Second Avenue National Register of Historic Places district and the Second Avenue Historic Preservation Zoning Overlay. The storefront and windows are not historic.



## Analysis and Findings:

The applicant proposes to reconstruct the storefront, replace upper-story windows and install signage and lighting.

Storefronts: The existing storefront is not original, so its replacement is appropriate. There are no images to show the original storefront configuration so the applicant has chosen a design that is similar to historic buildings in the district. The main entrance will remain on the right and be recessed, as it is currently and as seen on historic commercial buildings in the district. Materials include painted metal bulkhead with steel panels, columns and cornice. The door material is not indicated but the design is a full-light door as typically seen in the district. The windows are proposed to be a NANA-wall system with butt-jointed glass to read as one window. This type of storefront window was approved as a test case at 322 Broadway, Margaritaville. The Commission must now decide whether or not this type of window successfully meets the design guideline for a new storefront that has a “arrangement, features, materials, and proportions typically found on buildings of the same style and period of the building involved.”



NANA-wall system with butt-jointed glass at 322 Broadway.

If the NANA wall system with butt-jointed glass is appropriate for replacement storefronts where an original storefront no longer exists, the project meets section II.A, B, C, D, E, F, and G of the design guidelines.

Windows: The existing upper story windows have been replaced. The applicant proposes new windows that retain the existing opening size, shape and casings but with a different design, that includes a combination of casements and transom. The windows will be aluminum clad wood windows. Staff recommends the applicant obtain final approval of the window design and manufacturer from staff. With this condition, the project meets section II.H.

Lighting: Downlighting and uplighting will be concealed in the lower cornice to shine on the building, as appropriate according to guideline II.T.

Signage: The total maximum square footage of signage allowed for this building is approximately forty-four square feet (44 sq. ft). The applicant proposes a wall, three-sided projecting and blade signs that total thirty-three and one-half square feet (33' ½" sq. ft).

The projecting sign will be a three-sided, metal, vertically-oriented sign with cut-out lettering and interior lighting. It is located next to the second story windows, an historically

appropriate location for a projecting sign and sits off the wall by no more than one foot (1'), as required by the design guidelines.

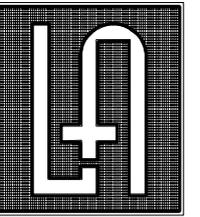
Projecting signs must be at least twenty-five feet (25') from other projecting signs. The sign closest to the right is Buck Wild Saloon at twenty-feet (20'). There are no projecting signs to the left. Because of the narrowness of the building (20' 9"), the fact that the projecting sign is located as far from the closest projecting sign to the right that it can be, and because there are no projecting signs to the left, staff finds the location to be appropriate. At eight feet (8') in height, the projecting sign is well below the maximum height of sixteen feet (16') allotted by the design guidelines.

The wall sign is individual metal letters attached to the cornice above the transom, a historically appropriate location for wall signage. It will be indirectly lit by concealed building lights under and above the cornice. The depth of the wall sign is not indicated. Staff recommends that it be no more than two inches (2") as allowed by the design guidelines.

The shingle sign is located above the door, an appropriate location for a shingle sign. At 4.5 square feet, it is well below the maximum nine square feet (9) allowed by the design guidelines. The depth is unknown and the shape of the sign may change.

Staff recommends the applicant submit detailed specifications for all signage for administrative review. With this condition, the project can meet section IV for signage.

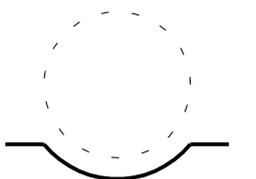
Recommendation: Staff recommends approval of the project with the conditions that applicant obtain administrative approval of all signage, windows and doors. With these conditions, Staff finds the project to meet the design guidelines for signage, lighting and new storefronts in the Second Avenue Historic Zoning Overlay.



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PROFESSIONAL SEAL:



RENOVATIONS AND ADDITIONS TO:  
**NASHVILLE STREET TACO**  
129 SECOND AVENUE NORTH  
NASHVILLE, TENNESSEE  
CONTACT: STEVE KOVACH, OWNER

PHASE:  
Design Documents

PROJECT NUMBER:  
13-23

ISSUE DATE:  
May 30, 2013

REVISIONS:  
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Elevations

**A3.1**

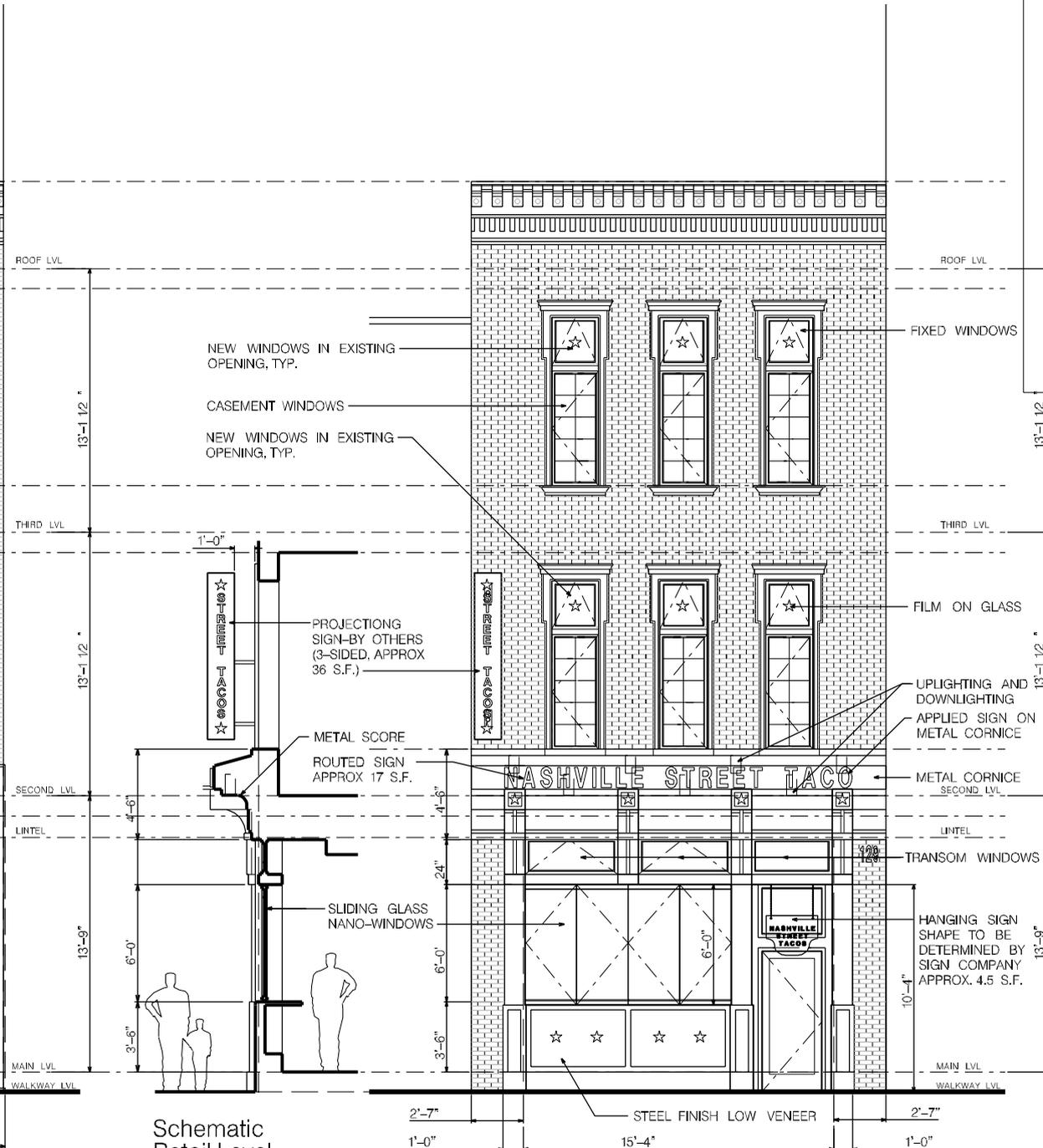


**1** Existing Elevation  
Scale: 1/8" = 1'-0"



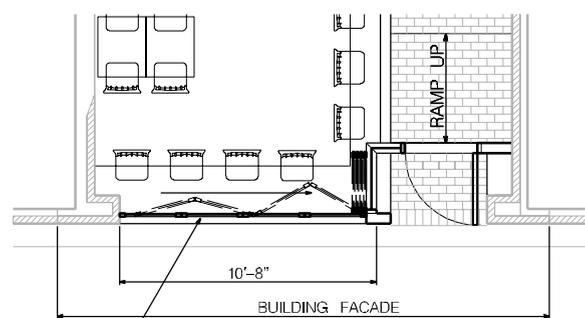
**2** Proposed Demolition Elevation  
Scale: 1/8" = 1'-0"

REMOVE WOOD FRONT FOR NEW RETAIL ELEVATION-SEE 3/A3.1



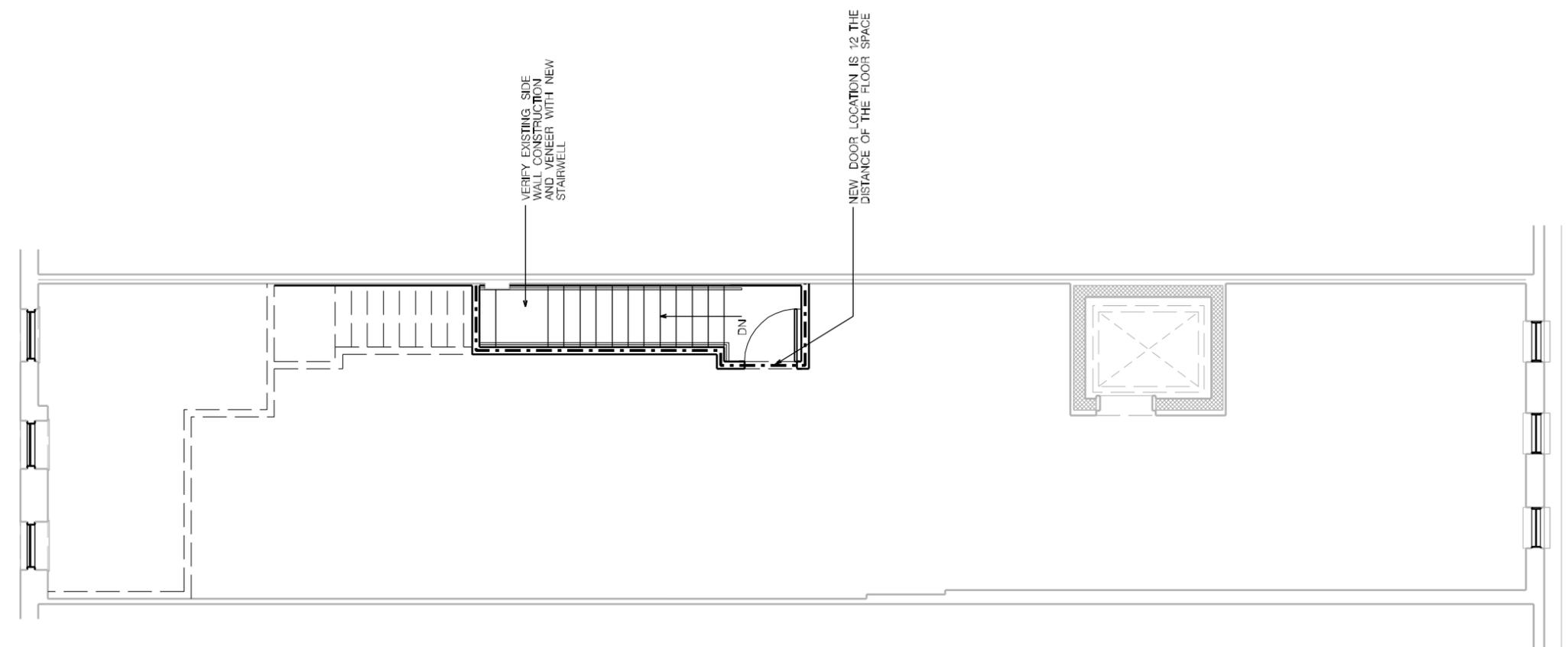
Schematic Retail Level Section

NANAWALL OR EQUAL: GLASS SLIDING WINDOWS WD66 10'-8" WIDE X 6'-0" TALL, INWARD FOLDING TOP MOUNTED SYSTEM WITH 4 GLASS PANELS SLIDING TO THE RIGHT DOOR WINDOW WALL



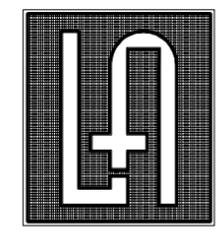
**3** Second Avenue Elevation  
Scale: 1/8" = 1'-0"

ALLEY



SECOND AVENUE NORTH

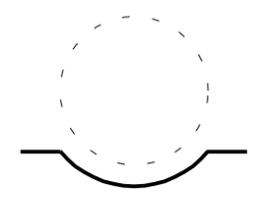
1 Third Level Floor Plan  
 Scale: 1/8" = 1'-0"



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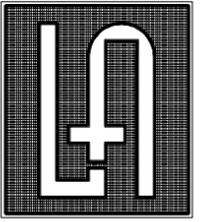
ISSUE DATE:  
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REVISIONS:

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Third Level Floor Plan

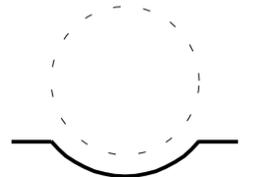
**A2.3**



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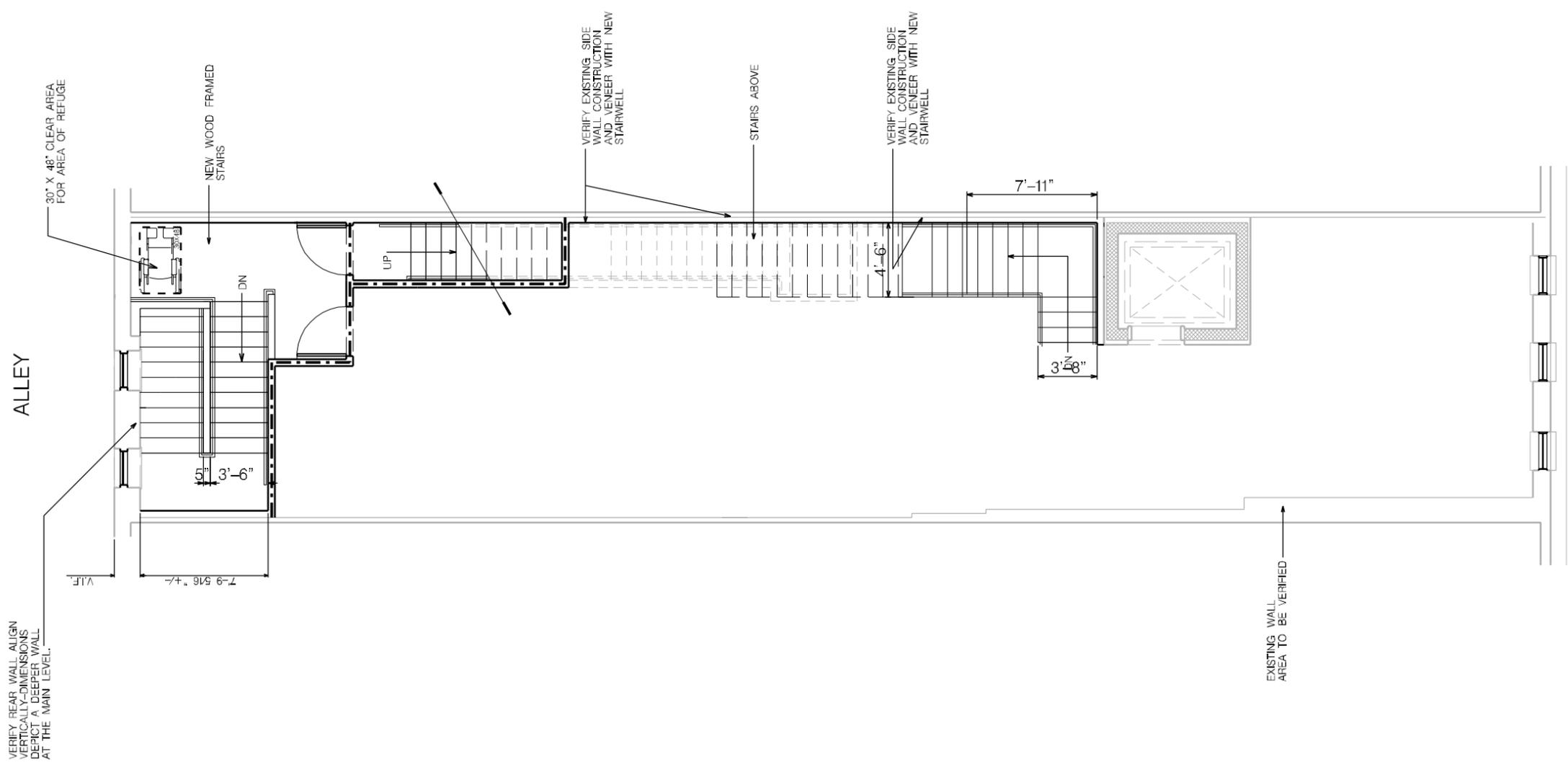


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Second Level Floor Plan

**A2.2**



VERIFY REAR WALL ALIGN  
VERTICALLY-DIMENSIONS  
DEPICT A DEEPER WALL  
AT THE MAIN LEVEL.

30' X 48' CLEAR AREA  
FOR AREA OF REFUGE

NEW WOOD FRAMED  
STAIRS

UP

DN

VERIFY EXISTING SIDE  
WALL CONSTRUCTION  
AND VENEER WITH NEW  
STAIRWELL

STAIRS ABOVE

VERIFY EXISTING SIDE  
WALL CONSTRUCTION  
AND VENEER WITH NEW  
STAIRWELL

7'-11"

4'-6"

3'-8"

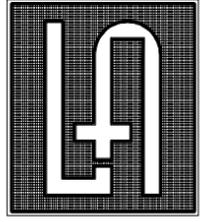
7'-9 5/16" +/-

V.L.F.

EXISTING WALL  
AREA TO BE VERIFIED

SECOND AVENUE NORTH

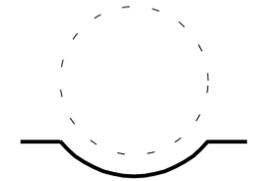
1 Second Level Floor Plan  
Scale: 1/8" = 1'-0"



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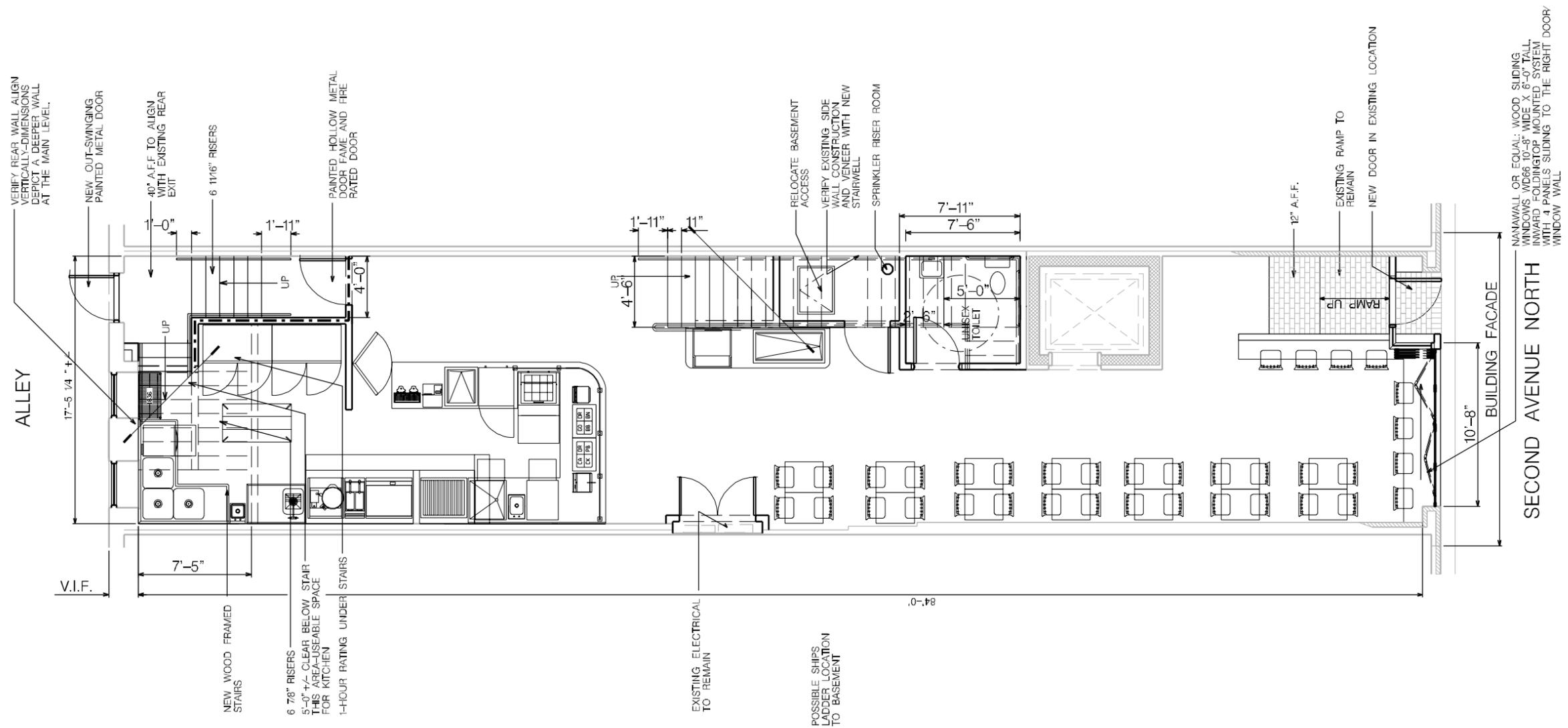
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REVISIONS:  
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Street Level Floor Plan

**A2.1**  
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1 Street Level Floor Plan  
Scale: 1/8" = 1'-0"