



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 110 Second Avenue North September 16, 2015

Application: New construction-rooftop addition, Signage, Alteration-window replacement

District: Second Avenue Historic Preservation District

Map and Parcel Number: 09306208500

Council District: 06

Applicant: Mark Bixler, architect

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The applicant is proposing to replace a historic industrial steel window on the 2nd level of the First Avenue side of the building, add signage and a rooftop addition.

Attachments
A: Photograph
B: Drawings

Recommendation Summary: Staff recommends approval of the signage and the rooftop addition with the conditions that:

- The top proposed sign of the First Avenue side be removed because it exceeds the allotment, is located in an inappropriate location, and causes the addition to exceed the height maximum;
- Signage not include bare bulbs;
- The railing on the First Avenue side not be used to support additional elements such as speakers, lighting, plants or signage;
- Staff approved dimensions and locations of speakers; and,
- Staff review final masonry prior to purchase and installation.

With these conditions, staff finds the project to meet the design guidelines for rooftop additions and signage. Staff recommends approval with all conditions or disapproval.

Staff recommends disapproval of the replacement of the historic industrial window with a roll-up door finding the project does not meet section II.H.3 for window replacement nor section II for rehabilitation: upper facades, general principles.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. Rehabilitation: 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.

II. H. Rehabilitation: 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.

II. T. Rehabilitation: 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.

III.F: New Construction: Relationship of Materials, Texture, Details, and Material Color

1. 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.
2. 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 (EIFS) 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.

III. H: New Construction: Additions to Existing Buildings

1. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.
2. Additions should not be made to the public facades of existing buildings.
3. Additions should not contribute to the loss of, or obscure, historic character-defining features or materials.
4. 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.
5. Rooftop additions should not exceed one story in height (or 15') and should be set back a minimum of 30 feet from the Second Avenue façade of the building, 10 feet from First Avenue, and 20' from a 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.

IV. SIGNAGE

INTRODUCTORY PROVISIONS

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, addition.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 feet of building façade.

Shingle Sign: 9 square feet per sign

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

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:

The applicant received an administratively issued permit for a roof top addition, exterior alterations, and the replacement of the First Avenue industrial-style window with a replica window. The applicant now proposes a revised version of the roof top addition, to replace the First Avenue industrial window with a roll up door and signage.

Analysis and Findings:

The applicant is proposing to replace a historic industrial steel window on the 2nd level of the First Avenue side of the building (see image 2), add signage and lighting to both the First and Second Avenue sides and add a rooftop addition.

Window Replacement:

Staff has analyzed the existing window and finds that although it could be repaired, replacement is also a reasonable treatment option, due to its poor condition. The applicant proposes a fixed window along the bottom with $\frac{3}{4}$ of the upper portion of the opening being a rollup door. Because the floor will be raised on the interior, the bottom $\frac{1}{4}$ of the opening will be obscured glass. The applicant did not specify how that will be accomplished.

The raising of the floor level does not meet the design guidelines for “upper facades: general principles” which states that “interior changes that affect the exterior appearance of upper facades including lowering ceiling heights or raising floor levels should be avoided.” The raising of the floor level requires the reconfiguration of the window and the need for obscured glass.

The Commission has not approved rollup doors on upper facades or primary facades in the past, finding that they do not meet the design guidelines that require that replacement windows “should replicate originals” and that “steel windows should be replaced with steel or aluminum designs that replicate the appearance of the original window” and because rollup doors are not found on upper levels or primary facades historically.

The industrial steel windows were a common alteration of the First Avenue side of this block and have become historic in their own right. A window with a fixed window in a portion of the opening with obscured glass and a roll up door is not a design that replicates the original. The Staff recommends disapproval since the proposed window does not match the historic windows and therefore does not meet section II.H.3 for window replacement or section II for rehabilitation: upper facades, general principles.

Staff provided the applicant with two options that would meet the design guidelines: reconstructing the original punched openings in keeping with the windows above it or to

replace the industrial-style window with a replica window. Currently, the applicant has a permit to replace the existing window with a replica window. A decision of disapproval of this request would not preclude the applicant from replacing the window in a manner that meets the current permit, submitting a new design, repairing the existing window, or requesting to reconstruct the original punched window configuration.



Figure 1: Industrial Steel windows c. 1978.



Figure 2: Industrial steel windows in 2015.

Signage

There are three neon wall signs proposed on the First Avenue side of the building. The allotment on this side of the building, for wall signs, is approximately forty square feet (40 sq. ft.) All three signs together total fifty-nine square feet, greater than the allowed allotment. The top sign does not meet the design guideline that states that “no portion of a wall sign may extend above the roof line or above a parapet wall.” This sign extends above the roof of the addition and above the parapet wall of the existing building. Staff recommends removal of the top proposed sign, because it exceeds the allotment and is located in an inappropriate location and to lower the total square footage of the remaining two signs to meet the forty square foot (40 sq. ft.) allotment. Since the creation of the current signage guidelines which match the overall DTC requirements, the Commission has not approved any signs to exceed the allotment or to be located in inappropriate locations.

There is one projecting sign proposed for the Second Avenue side where the allotment is fifty-three square feet (53 sq ft). The proposal is for a twenty square foot (20 sq. ft) neon sign. The applicant claims that the proposal meets the requirement that it be at least twenty-five feet (25’) from any other projecting signs. The sign does not obscure architectural details and is located in an appropriate location. The design guidelines require that the sign have a minimal of spacing from the building of twelve inches (12”) and not project more than a total of six feet (6’). The proposal meets those specifications. The depth of the cabinet meets the maximum of eighteen inches (18”) and the height of the sign does not exceed the maximum.

The project includes bare bulbs along two sides of the sign; however, this is a “prohibited” light source according to the design guidelines. Staff recommends that the bare bulbs be removed from the design.

Rooftop addition

Height and Scale: The project includes a rooftop addition that more than meets the requirement of a minimal thirty foot (30’) setback from the Second Avenue wall with a setback of more than sixty-one feet (61’ 6 ¾”). The First Avenue wall meets the minimal ten foot (10’) setback. The railing on the First Avenue side only sits back eight feet (8) which the Commission has allowed in the past for railings.

Rooftop additions should be no more than one-story and approximately fifteen feet (15’). On the Second Avenue side, the rooftop addition does not exceed fifteen feet (15’) from the lowest portion of the parapet wall. It does exceed fifteen feet (15’) in two places, for the CMU elevator shaft and the First Avenue side of the addition which includes a sign above the roofline. The elevator shaft is less than one foot (1’) taller than the maximum and located towards the center of the roof. Because of the minimal additional height, the minimal portion of the addition that exceeds the maximum and the location, staff finds the additional height of the elevator shaft to be appropriate. The signage above the First Avenue wall of the addition already does not meet the design guidelines for signage but also causes the addition to exceed the height maximum. With its removal, the addition will otherwise meet the maximum height requirement. Staff recommends removal of the signage above the addition to meet the minimal height requirements and the signage location requirements.

Materials & Lighting: The siding materials include fiber-cement panel and stone. Staff recommends final review of masonry prior to purchase and installation.

Lighting includes small sconces on either side of the entrances on First and Second Avenues and wall lights between the 2nd and third level and the third and fourth level on the First Avenue side. Staff recommends final review of the entrance lighting. Because the wall lights are small and directed towards the wall, Staff finds them to meet the design guidelines.

Applicant plans to add speakers to the rooftop and the rooftop addition but the locations were not indicated. Staff recommends final review of dimensions and locations.

Recommendation Summary: Staff recommends approval of the signage and the rooftop addition with the conditions that:

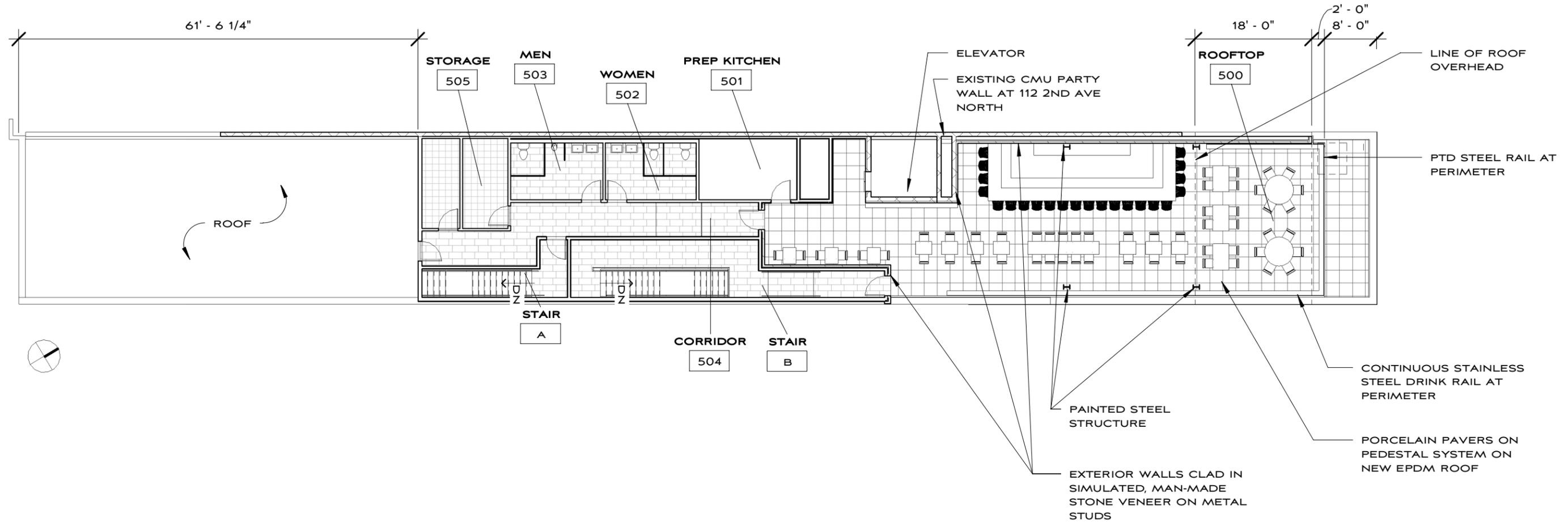
- The top proposed sign of the First Avenue side be removed because it exceeds the allotment for signage, is located in an inappropriate location, and causes the addition to exceed the height maximum;
- Signage not include bare bulbs;
- The railing on the First Avenue side not be used to support additional elements such as speakers, lighting, plants or signage;
- Staff approved dimensions and locations of speakers; and,
- Staff review final masonry prior to purchase and installation.

With these conditions, staff finds the project to meet the design guidelines for rooftop additions and signage. Staff recommends approval with all conditions or disapproval.

Staff recommends disapproval of the replacement of the historic industrial window with a roll-up door finding the project does not meet section II.H.3 for window replacement nor section II for rehabilitation: upper facades, general principles.

Staff does not recommend approval with conditions of the replacement window as the applicant has a current permit for replacement of the window with a replica window and the applicant is not interested in the additional option that would meet the design guidelines. A decision of disapproval does not preclude the applicant from submitting an application to repair the existing window or for alternative designs.

1 ROOF PLAN - MHZC
1/16" = 1'-0"



ALMOST FAMOUS

ROOF PLAN
SUBMITTED TO MHZC

08-31-2015

H2

1531

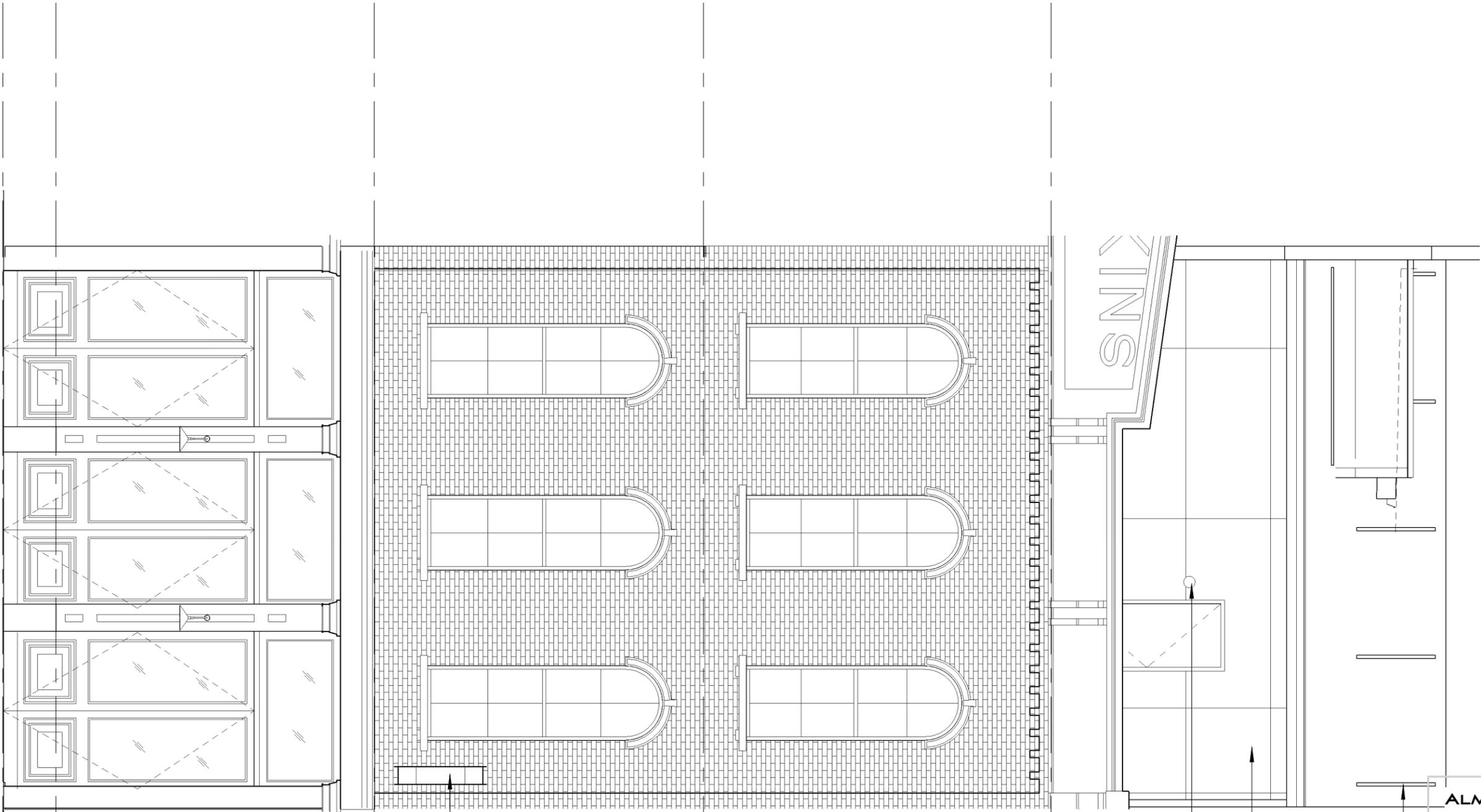
MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
FAX 615 256.4839

516 HAGAN ST. STE 100, NASHVILLE, TN 37203

1 2ND AVE FACADE
3/16" = 1'-0"



ALMOST FAMOUS

2ND AVENUE
SUBMITTED TO MHZC

08-31-2015

1531

H3

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516 HAGAN ST. STE 100, NASHVILLE, TN 37203

PAINTED STEEL "LICKERS"
SUPPORTING SIGNAGE FACING
EAST (AT OPPOSITE END OF
BUILDING)

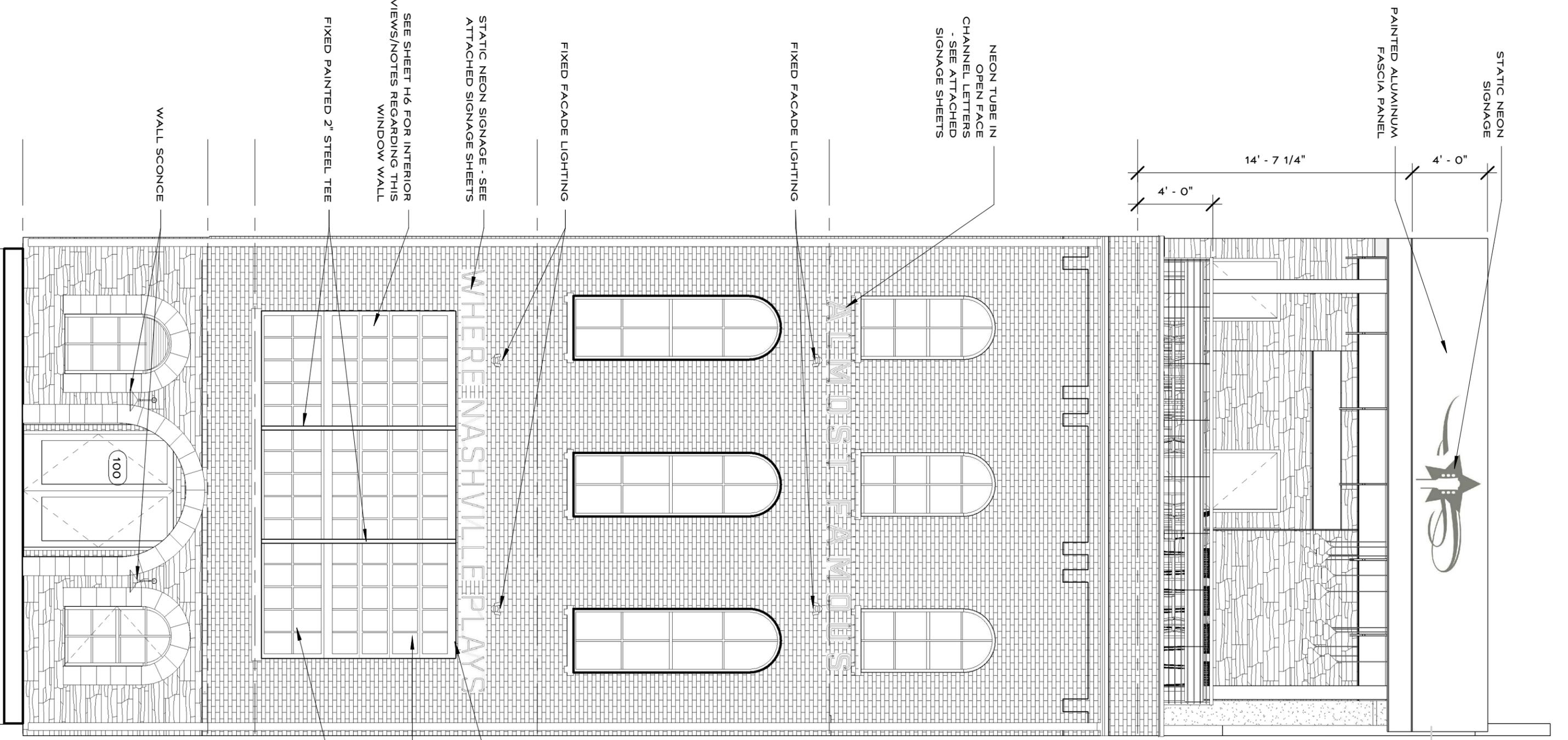
SMOOTH FACE HARDIE PANEL
ON EXTERIOR FACING 2ND
AVENUE AND SOUTH
WALL SCONCE

ROOF TERRACE
649' - 4 3/4" 

LEVEL 3
633' - 0 1/4" 

PROJECTING SIGN - SEE ATTACHED
SIGNAGE SHEETS. 25' MIN TO
CLOSEST PROJECTING SIGNS AT
ADJACENT BUILDINGS
LEVEL 2
617' - 6" 

LEVEL 1 NEW
602' - 6" 
LEVEL 1 EXIST
600' - 0" 



1 1ST AVE FACADE - MZHC
3/16" = 1'-0"

ALMOST FAMOUS

1ST AVENUE
SUBMITTED TO MHZC

08-31-2015

H4

1531

MANUEL ZEITLIN ARCHITECTS



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516 HAGAN ST. STE 100, NASHVILLE, TN 37203

ROOF TERRACE
649' - 4 3/4"

LEVEL 3
633' - 0 1/4"

LEVEL 2
617' - 6"

LEVEL 1 NEW
602' - 6"

LEVEL 1 EXIST
600' - 0"

BASEMENT EXIST
590' - 2"

EXISTING STEEL BRICK LINTEL - REPAINT

NEW MOTORIZED, ROLL-UP, .050 SMOOTH FINISH ALUMINUM WINDOW BY HAAS DOOR CA-220 SERIES (7'-0" HIGH X 18'-5" WIDE); 4" END STILE, TOP, BOTTOM AND MEETING RAILS. PAINTED ALUMINUM VERTICAL GRID TO MATCH EXISTING PATTERN

NEW FIXED TEMPERED WINDOW (40" HIGH X 18'-5" WIDE) WITH PAINTED ALUMINUM MUNTIN GRID TO MATCH EXISTING PATTERN

NEON TUBE IN OPEN FACE CHANNEL LETTERS - SEE ATTACHED SIGNAGE SHEETS

FIXED FACADE LIGHTING

FIXED FACADE LIGHTING

STATIC NEON SIGNAGE - SEE ATTACHED SIGNAGE SHEETS

SEE SHEET H6 FOR INTERIOR VIEWS/NOTES REGARDING THIS WINDOW WALL

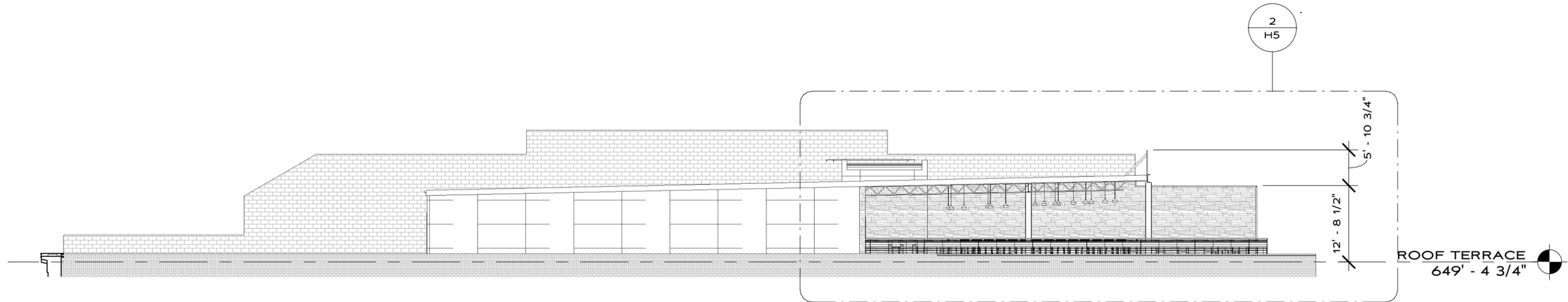
FIXED PAINTED 2" STEEL TEE

WALL SCONCE

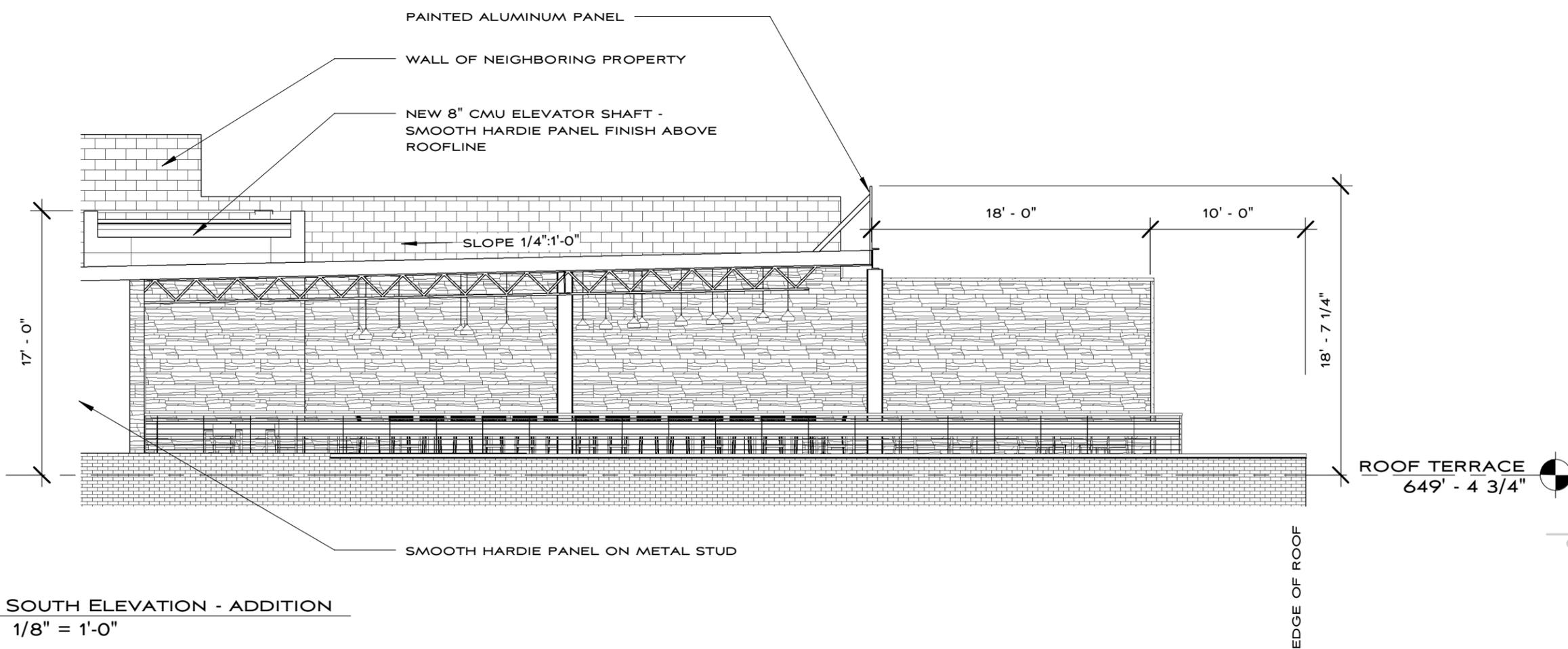
WHERE NASHVILLE PLAYS

ALMOST FAMOUS

100



1 SOUTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION - ADDITION
1/8" = 1'-0"

ALMOST FAMOUS

SOUTH ELEVATION
SUBMITTED TO MHZC

H5

08-31-2015

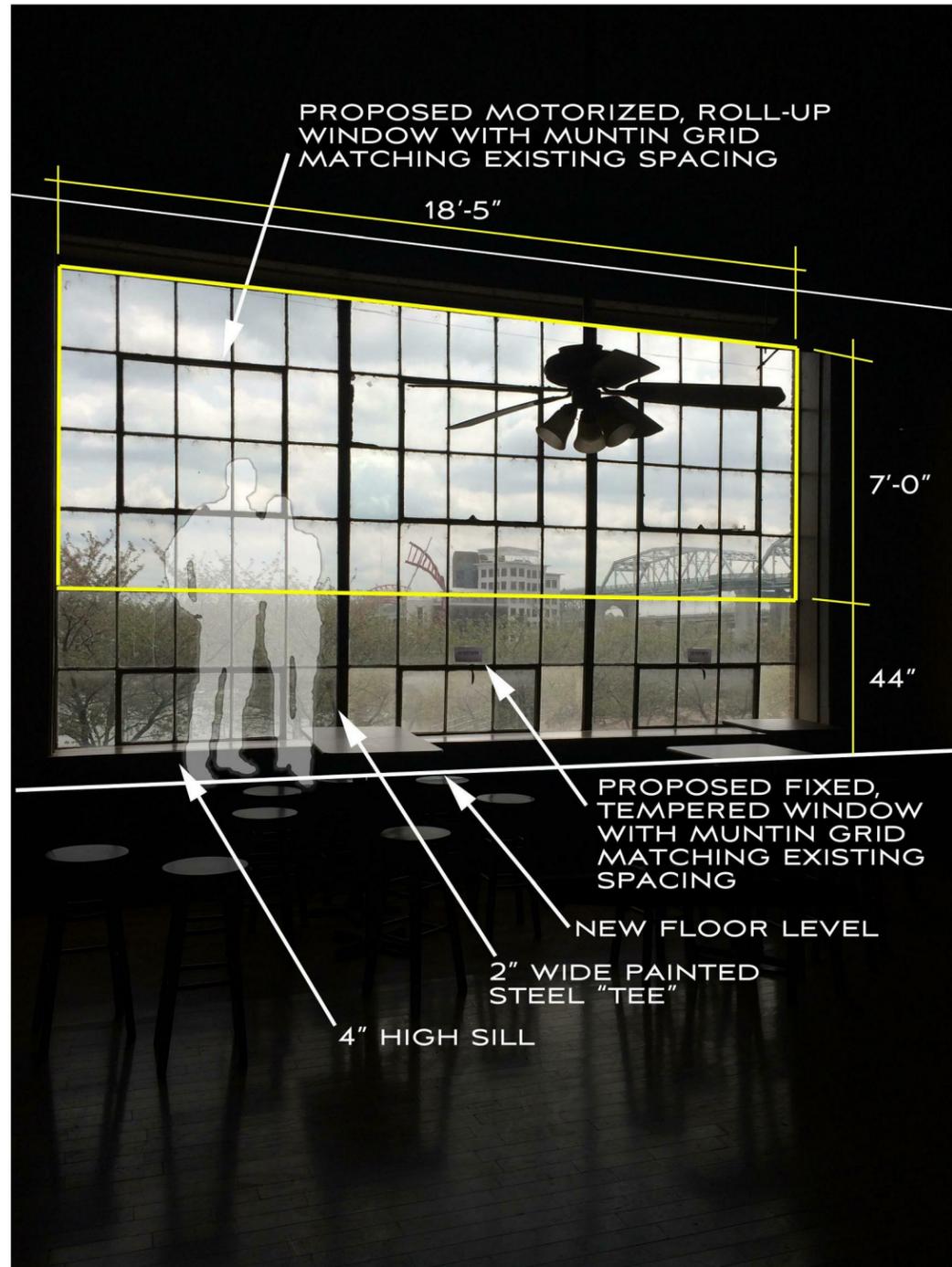
1531

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516 HAGAN ST. STE 100, NASHVILLE, TN 37203



NOTE:
WINDOW/VIEW SHOWN IS
EXISTING FOR REFERENCE

ROLL-UP WINDOW BY HAAS
DOOR, CA-220 SERIES,
PAINTED ALUMINUM FINISH.

1 1ST AVE WINDOW

ALMOST FAMOUS

1ST AVE DETAILS
SUBMITTED TO MHZC

08-31-2015

H6

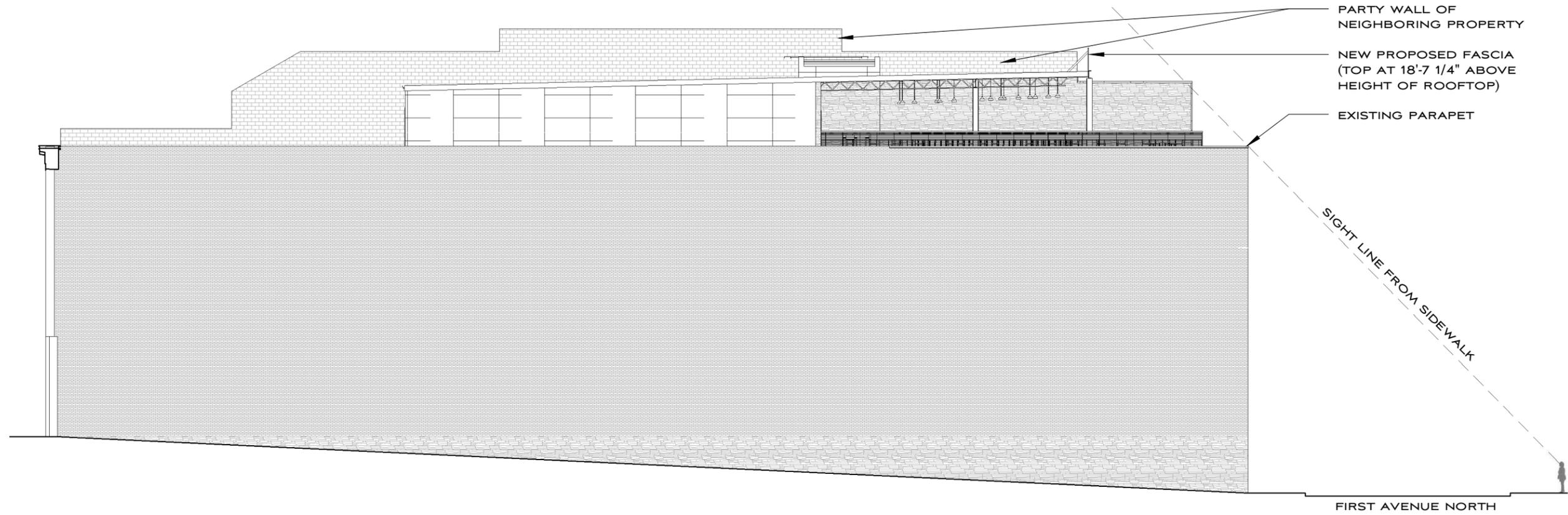
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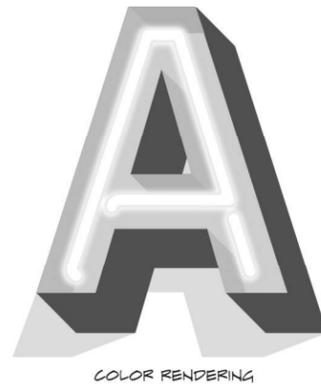
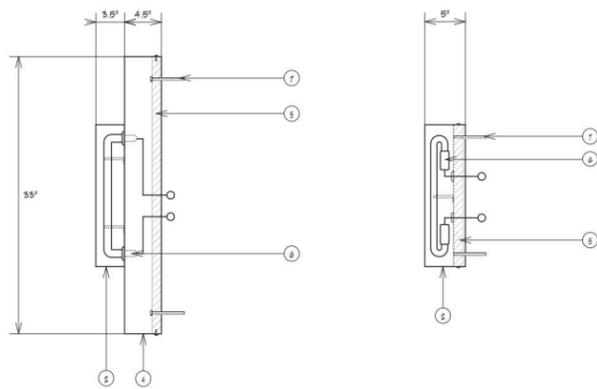
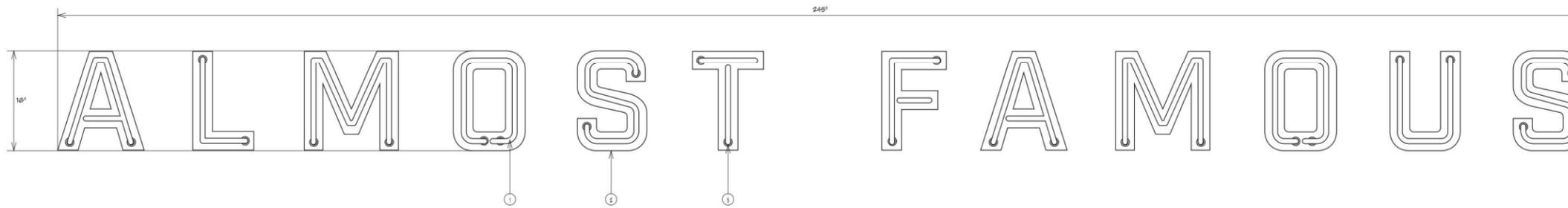
516 HAGAN ST. STE 100, NASHVILLE, TN 37203



① SIGHT LINE STUDY
1" = 20'-0"

ALMOST FAMOUS	
SIGHT LINE SUBMITTED TO MHZC	H7
08-31-2015	1531
MANUEL ZEITLIN ARCHITECTS	
●	
TEL 615 256.2880 FAX 615 256.4839	
516 HAGAN ST. STE 100, NASHVILLE, TN 37203	

A.



ALMOST FAMOUS
2ND AVE. PROJECTING SIGN

DESCRIPTION

APPLICATION DRAWING ONLY - NOT FOR FABRICATION

CONTACT:

LOCATION:

SHIPPING INFO:

DUE:

PERMITTING

PENDING	APPROVED	PERMIT NO.	INT.	EXT.	U.L.
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NOTES: ZEITLIN ARCHITECTS

ITEMS / BILL OF MATERIAL

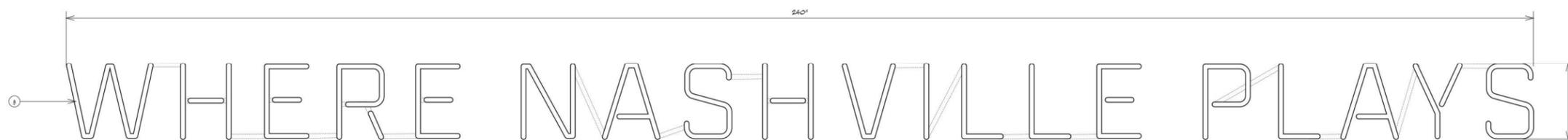
#	QTY	DESCRIPTION	ORD	RCV
1		10MM GLASS NEON TUBE		
2		OPEN-FACE CHANNEL LETTER		
3		RUBBER PANEL GROMMET		
4		ALUMINUM RACEWAY CABINET		
5		FABRICATED STRUCTURAL & MOUNTING FRAME		
6		SILICON ELECTRODE CAP		
7		MASONRY ANCHOR		
8		STATIC NEON, MOUNTING UNDECIDED		

#	FINISH	COLOR	INT.	EXT.

NOTES

B.

C.



LET'S MAKE THE STREETSCAPES DISTINCTIVE AGAIN

SCALE 1:5

OF