



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 128 Second Avenue North August 19, 2015

Application: Violation
District: Second Avenue Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306207900
Applicant: Nancy Jones, Possum Legend, LLC
Project Lead: robin.zeigler@nashville.gov

Description of Project: This application is for alterations made that do not match the permit and/or design guidelines. The applicant would like to request approval of the alterations.

Recommendation Summary: Staff recommends approval of the storefront window and the intrusion of the rooftop into the setback area, finding the alterations to meet the design guidelines. Staff recommends disapproval of the wall sign on Second Avenue and the replacement of the second level window on First Avenue finding the alterations do not meet sections III.H., III.F, II.B.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

NEW CONSTRUCTION

II. GENERAL PRINCIPLES

A General Principles: Street Level Facades

Original street-level facades, including storefronts, doors and entryways, display windows, transoms, bulkheads, and pilasters and columns, should be retained, and if needed, repaired using historically appropriate materials and methods.

Replacements of street-level facades should be in keeping with the style and period of the building.

The use of contemporary materials for the replacement elements of street-level 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*.

Replacement materials are appropriate if:

- The original materials no longer exist
- The original material is unknown; or
- The new material possess characteristics similar in scale, design finish, texture, durability and detailing to the historic material.

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.

Variations 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.

Upper Facades

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.

III. NEW CONSTRUCTION

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.

F: Guidelines: 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.

H: Guidelines: 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.

Background:

The Hooper Building located at 128 Second Avenue North was constructed in 1924. This building is three stories tall facing Second Avenue and four stories on First Avenue due to a change in grade.



The applicant received a permit for alterations on December 11, 2014, a rooftop addition on January 9, 2015, and signage on Feb 5, 2015.

A notice of abatement of violation was sent on July 23, 2015 outlining the violations and solutions. The applicant chose to submit an application to have the alterations reviewed by the Commission.

Analysis and Findings:

The following work has taken place that either was not included in the recent prior three permits or is not the same as what was permitted.

1. Storefront windows have been replaced on the Second Avenue façade;
2. Inappropriate masonry added to front façade;
3. Roll-up doors added to the First Avenue façade, which also changed the dimensions of the opening;
4. The rooftop bar no longer meets the 10’ setback requirement; and,
5. A small wall sign was added to the First Avenue elevation.

Storefront windows: The drawings submitted in December 2014 for alterations notes that there were no plans to alter the existing storefront windows.

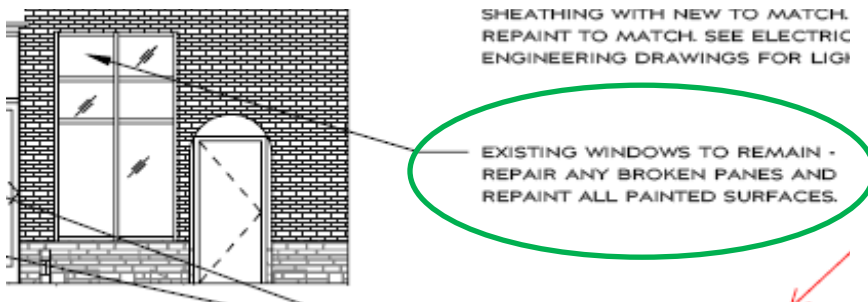


Figure 1: Excerpt of plans from preservation permit

The new storefront incorporates NANA walls with transoms above, which have been approved in the past. (See figure 3.)



Figures 2 and 3: The left image shows an earlier storefront configuration. The right image shows the recent alteration.

The original storefront did not exist; therefore replacement is appropriate. The design guidelines state that replacement windows should mimic the original or be “compatible with the general appearance of the original. In this case, the windows are similar to a configuration approved through MDHA in 1996, with the advice of the MHC. Since a true replication of the original windows would not be conducive to the openness of first-level retail establishments, because the alteration is similar to one approved in 1996, and because the alteration is similar to historic storefronts found in the district, Staff finds the alteration to meet section II.A.3.

Street Level Facades: The recessed entrances were replaced with a narrow dry-stack stone veneer and a textured material. Replacing the previous material is appropriate since

the original no longer exists. Section II.A for general principles of street level facades states that the use of contemporary materials are only appropriate if they possess characteristics similar in scale, design finish, texture, durability, and detailing to historic materials. The narrow dry-stack stone and textured wall used in the entrances does not replicate historic stone. In addition, the stone design is one typically seen on much later buildings than those found in this district.



Figures 4: A similar product is found on McDonalds on Broadway. It is also frequently used on suburban residential buildings.

Because the stone does not meet the design guidelines, Staff recommends it be disapproved and replaced with another material that is approved administratively. Brick to match the existing brick, wood or smooth-faced cement fiber panels would be appropriate substitutes.



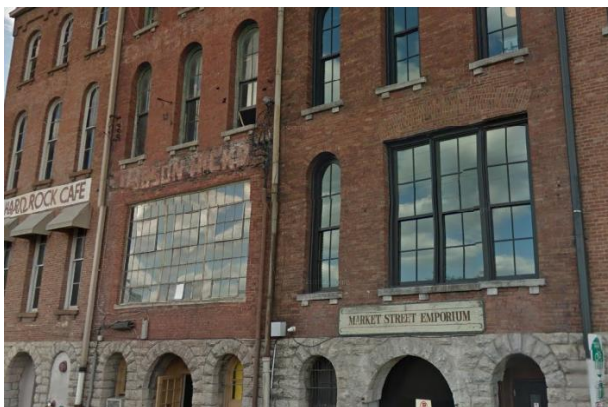
Figures 5 and 6: The left images shows the recessed walls of the primary entrance that has a veneer that was not approved and does not meet the design guidelines. The right image shows the secondary entrance on the Second Avenue side and the textured walls that were added.

Windows: The First Avenue façade had a roll-up door on the second floor (1st level from Second Avenue). Roll-up doors are not appropriate on principle facades in the historic district; however, since the building already had existing doors, the applicant was advised they could keep them, as shown on the plans they submitted in December.



Figure 7: Excerpt of plans from preservation permit

The applicant has replaced them with new roll-up doors that have changed the dimensions of the previous opening. Roll-up doors do not meet section III. H as they do not replicate the original windows nor are they similar to windows found on this style and period of building. Because the alteration does not meet section III.H of the design guidelines. Staff recommends disapproval of this alteration and that the roll-up doors be replaced with windows that meet the design guidelines. One option is to reestablish the punched, arched, window openings that were there originally. A second option would be to reestablish the previous opening, as it lined up with the windows above, and replace the roll up doors with windows that meet the design of industrial windows seen on multiple buildings on the First Avenue side and seen originally on the historic Second Avenue façade of this building. This is the same treatment that was recommended in 1996 when a previous owner proposed to change the windows.



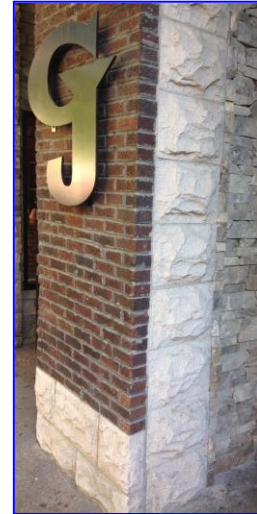
Figures 8 and 9: On the left is an example of historic industrial window that was a common alteration for First Avenue facades. The right shows the current alteration. The change in brick color shows how the opening was altered.

Rooftop additions: The design guidelines require that roof top additions sit back from the First Avenue façade by at least ten feet (10'), which was what the applicant originally proposed. The original drawings submitted by the applicant show the rooftop bar being a

minimum of fourteen feet and seven inches (14' 7") from the First Avenue façade but the bar is now only seven feet (7) from the First Avenue facade. A portion of the bar is covered and the portion closest to the First Avenue façade is not. In the past, the Commission has approved railings that are eight feet (8') from the front wall of a building. (The railing in this instance was an existing railing.) Since the bar is uncovered and not much taller than a railing, its width is minimal and its encroachment into the setback area is minimal, staff recommends approval.

Signage: A small wall sign (48 sq ft) and banner sign (dimension unknown) were added to the front façade. (See figures 3 and 10). The Second Avenue side of the building is allotted ninety-nine and one-half square feet (99.5 sq ft) since there is a projecting sign. The existing marquee sign, originally approved under different design guidelines in 1997, includes two signs that together are approximately 120 square feet. The existing signage on the Second Avenue side exceeds the sign allotment of the current design guidelines; therefore staff recommends disapproval of the addition of the wall and banner signs.

Recommendations: Staff recommends approval of the storefront window and the intrusion of the rooftop into the setback area, finding the alterations to meet the design guidelines. Staff recommends disapproval of the wall sign on Second Avenue and the replacement of the second level window on First Avenue finding the alterations do not meet sections III.H., III.F, II.B.



Figures 10: Wall sign added without a permit.