

MEGAN BARRY
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
Fax: (615) 862-7974

STAFF RECOMMENDATION
120-122 Third Avenue South
September 21, 2016

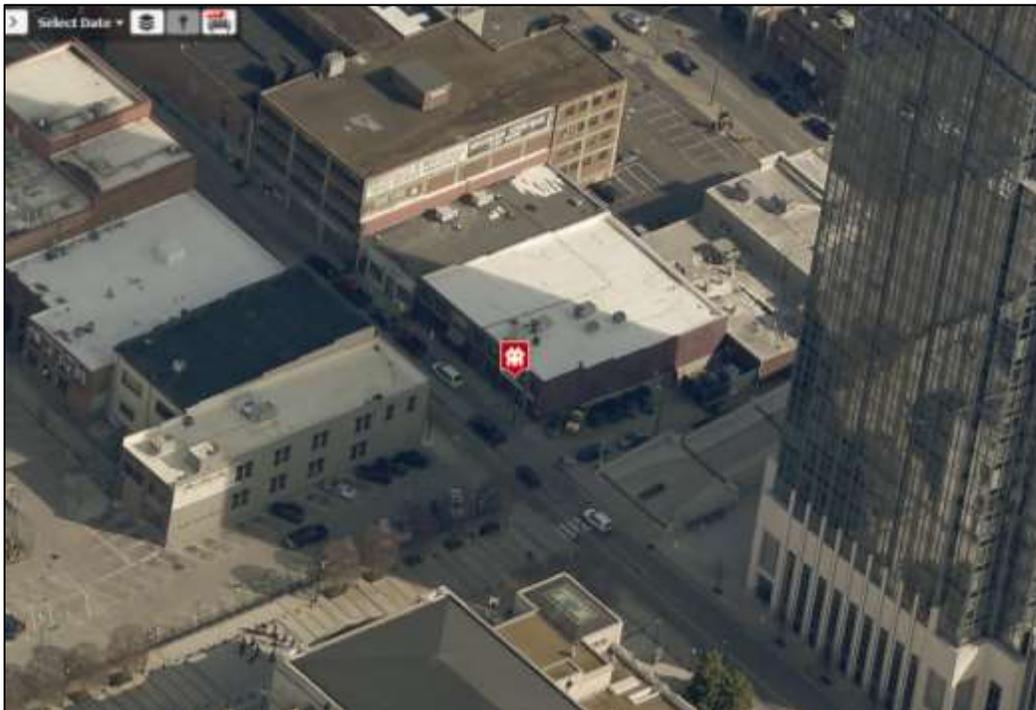
Application: Alterations
District: Broadway Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306405500
Applicant: Sandi Borchetta
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant requests approval of changes that were made without review and approval of the Metro Historic Zoning Commission (MHZC). The applicant repainted, removed parapet tiles and a chimney, installed signage and replaced storefront windows.</p> <p>Recommendation Summary: Staff recommends approval of this application with the conditions:</p> <ol style="list-style-type: none">1. Paint is removed using a technique approved by Staff or the building is repainted a brick color approximating the original color of the brick, or white, final color to be approved by Staff;2. The parapet tiles are replaced;3. The metal sidelights in the south entryway are replaced with clear glass sidelights;4. Unpermitted signage is removed; and,5. All violations are corrected with 60 days of the date of the hearing. <p>With these conditions, Staff finds that the changes to the building will meet sections II.A, II.L, and II.M of the Broadway Historic Preservation Zoning Overlay design guidelines.</p>	<p>Attachments</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. Rehabilitation

A. 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.

B. 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 storefront.
4. 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.
5. If wood replacement doors are not feasible, or were not original to the building, dark or bronze anodized metal doors with a wide stile may be appropriate. Raw metal doors and doors without a glass pane are not appropriate. Glass used in replacement doors should be clear.
6. 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. 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. 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 wood or metal frames.
5. Historic transoms should remain visible and not be covered or enclosed.

E. 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.

F. Cast Iron, Wood Pilasters, and Columns

1. Original pilasters and columns should be retained.
2. Applying paint or another surface treatment is an appropriate preservation measure.
3. Deteriorated or damaged columns and pilasters should be repaired using historically appropriate materials.
4. If replacement pilasters or columns are necessary, replacements should replicate originals.
5. Appropriate replacement materials include wood, cast iron, and stone.
6. Owners are encouraged to replace pilasters and columns that were original to the building but have been removed.

G. 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.
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.

H. Windows

1. Historic window openings, windows, and window surrounds should be retained.
2. Deteriorated or damaged window openings, windows, and window surrounds should be repaired using historically appropriate materials. If replacement windows or window surrounds are necessary, replacements should replicate originals.
3. 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. Steel windows should be replaced with steel or aluminum designs that replicate the appearance of the original window.
5. Window openings, surrounds, or other elements not original to a building should generally not be introduced to the public facades of the building. The installation of such window openings on the rear of the building may be appropriate.
6. 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.
7. 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.
8. Window grilles and balcony rails are not appropriate window treatments. Shutters are only appropriate when they replace original wood shutters and should be operable.

I. Walls

1. Original walls, including plane, openings, recesses, detailing, and ornamentation, should be retained.
2. Balconies should not be added to public facades.

J. Brick, Stone, and Other Masonry

1. Historic masonry (brick, stone, and terra cotta) should be retained.
2. The use of detergent cleaners and chemical stain and paint removers to clean masonry or remove paint is appropriate under most conditions. Abrasive or high-pressure cleaning methods are destructive and should not be used.
3. Silicone-based water sealants are not recommended for use on historic masonry.
4. Historic masonry should remain visible and not be concealed or obscured.
5. Deteriorated or damaged brick and stone should be repaired with materials that match the original.
6. Repointing with a hard (Portland cement) mortar is destructive to historic brick and masonry. Flexible mortar, made from mixing hydrated lime cement and natural sand, should be used when repointing is necessary.
7. Mortar used in repointing should match the historic mortar in width, depth, color, raking profile, composition, and texture.
8. Bricks should be the same color and size as those of the historic wall and should be laid, jointed, tooled, and mortared in the same way as the historic wall.
9. The guidelines for paint should be followed for work to brick, stone, and other masonry.

K. Decorative Elements

1. Original decorative elements such as cornices, brick corbelling, arches, brackets, and detailing should be retained without alteration.
2. Deteriorated, damaged, or missing decorative elements should be repaired using historically appropriate materials.
3. Owners should not add decorative elements to a building, unless there is physical or pictorial evidence.
4. Decorative or ornamental detailing should not be added to buildings unless there is physical or photographic evidence that shows the detailing was original to the building. New designs should be appropriate to the style and period of the building.

L. Roofs and Chimneys

1. Historic roofs, chimneys, and related elements should be retained.
2. Guidelines for brick and mortar should be followed for chimney maintenance.
3. Deteriorated or damaged roofs and chimneys should be repaired using historically appropriate materials and methods.
4. Guidelines for brick and mortar should be followed for chimney repair.
5. If replacement roofs or chimneys are necessary, replacements should be appropriate for the building's style and period.
6. Appropriate roof coverings include standing seam metal, composite asphalt, rolled roofing, and rubber membrane roofing. Most rooflines in the Broadway district are flat or sloped while a small number retain original gable roof forms. These roof forms should not be altered unless based on historical documentation.
7. Rooftop locations concealed from pedestrian view are appropriate places for climate control and other mechanical systems. Mechanical systems should be located at the rear façade and screened.

M. Paint

1. Building owners are encouraged to remove paint from masonry. Gentle, non-abrasive chemical cleaning is an appropriate way to remove paint. The exceptions to this guideline are two brick buildings which were historically painted; Tootsies Orchid Lounge at 422 Broadway and Acme Feed at 101 Broadway.
2. Painting of stone and brick is generally not appropriate.

3. The painting or staining of masonry may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A brick color approximating the original color of the building's brick should be used.
4. Historic painted signage on exterior brick walls should be maintained.
5. Brick sealers are not recommended for exterior brick as it may cause damage to the brick face over time.

N. Rear Elevations

1. Generally, original materials and features on rear elevations should be preserved and maintained.
2. The appearance of rear elevations can be enhanced through the screening of infrastructure elements
3. and the use of signage and awnings.
4. Rear elevations are appropriate locations for mechanical systems, meters and fire stairs.

O. Gutters and Downspouts

1. Generally, gutters and downspouts should not be located on the public façades of buildings. Such elements should be installed on the rear elevations of buildings.
2. The installation of gutters and downspouts should not result in the removal or obstruction of historic building elements.

P. Mechanical Systems

1. Equipment such as condensers, air conditioners, meters, and conduits should not be visible from the street. Rear elevations and roof locations that are not visible from the public rights-of-way are appropriate locations for this equipment.
2. The installation of mechanical systems should not result in the removal or obstruction of historic building elements.
3. Landscape elements such as fencing or low masonry walls should be used to shield ground-level equipment from view and still allow service access.

Q. Fire Escapes

1. Fire escapes should be located on rear elevations. Their installation on public facades is not recommended.
2. Fire escapes may be either open or enclosed as required by fire codes. If enclosed, their surfaces should be of wood siding, brick veneer, or stucco.
3. If open, they should be of metal or wood.

R. Awnings

1. Awnings should be placed in locations historically used for awnings and should not obstruct transoms, columns, cornices, or other architectural features. Appropriate storefront placement is across the storefront above the transom.
2. Awnings may be fixed or retractable.
3. Storefront awnings should project no more than seven feet from the building and should cover no more than one-third of a storefront window display height.
4. The most appropriate design for awnings is a shed form. The use of shed awnings for upper façade windows is also appropriate. Curved forms are not appropriate, unless there is historical evidence for their use on a building.
5. Awnings may contain graphics or signage, but may not be backlit. Spotlighting of awnings from above is appropriate.
6. Opaque canvas, cotton duck, or similar natural materials are appropriate for awnings. Plastic or vinyl awnings should not be used.

S. Canopies

1. Canopies should not obscure windows or architectural details.
2. Canopies should be constructed of materials compatible with the storefront of the building, such as metal and wood.
3. Lighting and signage on canopies shall be consistent with guidelines for signage and awnings.

T. 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 or incandescent bulbs are not appropriate.

Background: 120-122 Third Avenue South is a two-story brick commercial building that dates to 1920. It is a contributing building in the Broadway Historic Preservation Zoning Overlay. The windows, doors and storefronts in existence at the time of establishment of the overlay were not original.



Figure 1. Subject building in March 2015



Figure 2. Building in April 2016, after unpermitted changes

Analysis and Findings: In May of 2015, the applicant began repair and rehabilitation for a new business. The applicant obtained building permits for work to the interior of the building; none of the permits mention work to the exterior of the building.



Figure 3. South storefront



Figure 4. North entryway

Storefront, Doors, Entryways: The building's original windows, doors, and storefronts have been changed several times in the building's past. The unpermitted changes made by the applicant did not affect the building's original materials and conditions. Section II.A and B of the design guidelines requires that replacement elements of the storefront and front doors be compatible with the materials, composition, design, texture, and general appearance of the original or other buildings of the same style and era if the original is not known. In this case, the original design is not known.

On the south storefront, (Figure 3) the existing trim was replaced. The storefront's double doors were also replaced with new full-light wooden doors and metal sidelights. In addition, the storefront windows were replaced with new metal windows that match the configuration and material of the previous windows. Staff finds the new trim, new doors, and new storefront windows are compatible with the historic structure. However, the metal sidelights at the south entryway are not an appropriate material. Staff recommends that the sidelights be replaced with clear glass. With this condition, staff finds that the changes to the south entryway and storefront meet Sections II.A. and II.B. of the design guidelines.

On the north entryway, (Figure 4) changes included removing a non-historic awning, replacing the trim, and replacing the sidelights. The doors were not replaced. Staff finds that the changes to the north entryway are appropriate and meet Section II.A. of the design guidelines.

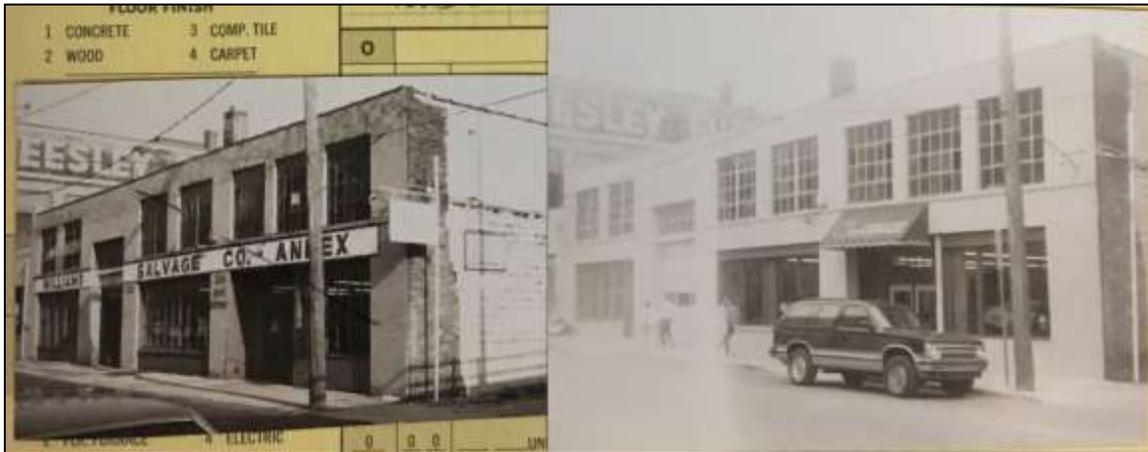


Figure 5. Historic images of the building. The photo on the left is undated. The photo on the right is dated 1992.

Display Windows: In the middle section of the building, a non-historic bay of four windows was replaced with four replacement anodized aluminum windows. Staff finds the windows to be appropriate for several reasons. Metal windows were likely original to this building, the building may not have had a more traditional storefront like those seen on Broadway, the new design is simple and doesn't seek to replicate a historic design that may never have existed, and the windows were selected to match those on the other side of the entryway. The project meets section II.C for display windows.



Figure 6. Middle section of windows, before and after replacement

Roofs and Chimneys: The roofing was replaced in 2015. During the replacement of the roofing surface, a brick chimney and parapet tiles were removed (see Figure 1 and 2 for before and after images). Section II.L of the design guidelines requires historic roofs, chimneys, and related elements to be retained. In this case, the chimney was not a character-defining feature of the building; however, the parapet tiles were. Staff recommends that the parapet tiles be replaced, with Staff approval of the final material.

Paint: Since c. 2005, the building was painted red. Prior historic photographs show the building painted white. In 2015 the building was painted a two-tone gray and white combination without a permit from MHZC. Design guidelines II, “general principle: paint” and section II.M. 2 require that masonry should not be painted unless there is a need to cover mismatched brick or damage. Further, section II.M.1 of the design guidelines states that building owners are encouraged to remove paint from masonry. The two-tone color scheme is not appropriate as the color was not used historically and in the rare cases where buildings were painted, historically, they were one color rather than two. Staff recommends removal of all paint, with Staff approval of methods, or repainting of a historic brick color or white to match an early photograph. If paint is desired rather than removal, staff recommends that the applicant paint a small inconspicuous location with the desired white or historic red color, for final review by Staff.

Painting of buildings has been upheld by the Commission in the past. In 2013, a property owner in the Broadway HPZO painted their building without a permit. When the MHZC staff tried to enforce, the applicant took the issue to court. The judge agreed that the Commission has the ability to review paint color and ordered the property owner to repaint the building with a color approved by the MHZC.

Signage: Temporary signage is currently on the building but has been in place longer than 30 days. Staff recommends removal of all signage. Permanent signage is not a part of this application.

Recommendation Summary:

Staff recommends approval of this application with the conditions:

1. Paint is removed using a technique approved by Staff or the building is repainted a brick color approximating the original color of the brick, or white, final color to be approved by Staff;
2. The parapet tiles are replaced;
3. The metal sidelights in the south entryway are replaced with clear glass sidelights;
4. Unpermitted signage is removed; and,
5. All violations are corrected with 60 days of the date of the hearing.

With these conditions, Staff finds that the changes to the building will meet sections II.A, II.L, and II.M of the Broadway Historic Preservation Zoning Overlay design guidelines.